



APPLICATION ACCEPTED: January 16, 2013
PLANNING COMMISSION: July 18, 2013
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

July 3, 2013

STAFF REPORT

SE 2013-DR-001

DRANESVILLE DISTRICT

APPLICANT:	TD Bank, National Association
ZONING:	C-6, C-8
PARCEL(S):	13-1 ((1)) – 5A
ACREAGE:	27,426 sf (0.63 ac.)
SPECIAL EXCEPTION CATEGORY:	Category 5: Drive-In Financial Institution
PLAN MAP:	Neighborhood-Serving Commercial
PROPOSAL:	To replace existing 1,781 sf service station with a 2,616 sf financial institution with two drive-thru lanes.

STAFF RECOMMENDATIONS:

Staff recommends that SE 2013-DR-001 be approved subject to the development conditions contained in Appendix 1.

Michael H. Lynskey

Staff recommends that the following waivers and modifications be approved:

- Waiver of the loading space requirement for the drive-in financial institution use.
- Modification of the 10-foot parking setback along Walker Road in favor of a 9.5-foot setback, as shown on the SE Plat.
- Modification of the trail requirement along Georgetown Pike in favor of a 5-foot concrete sidewalk.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this Special Exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

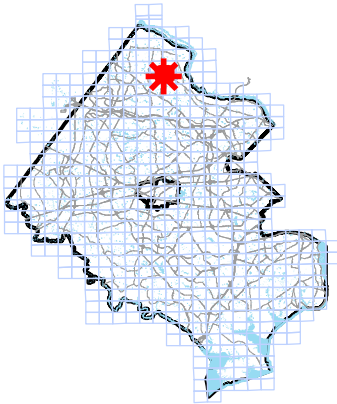
O:\mlynsk\TD - Great Falls SE 2013-DR-001\Draft Staff Report\SE 2013-DR-001_SR Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2013-DR-001

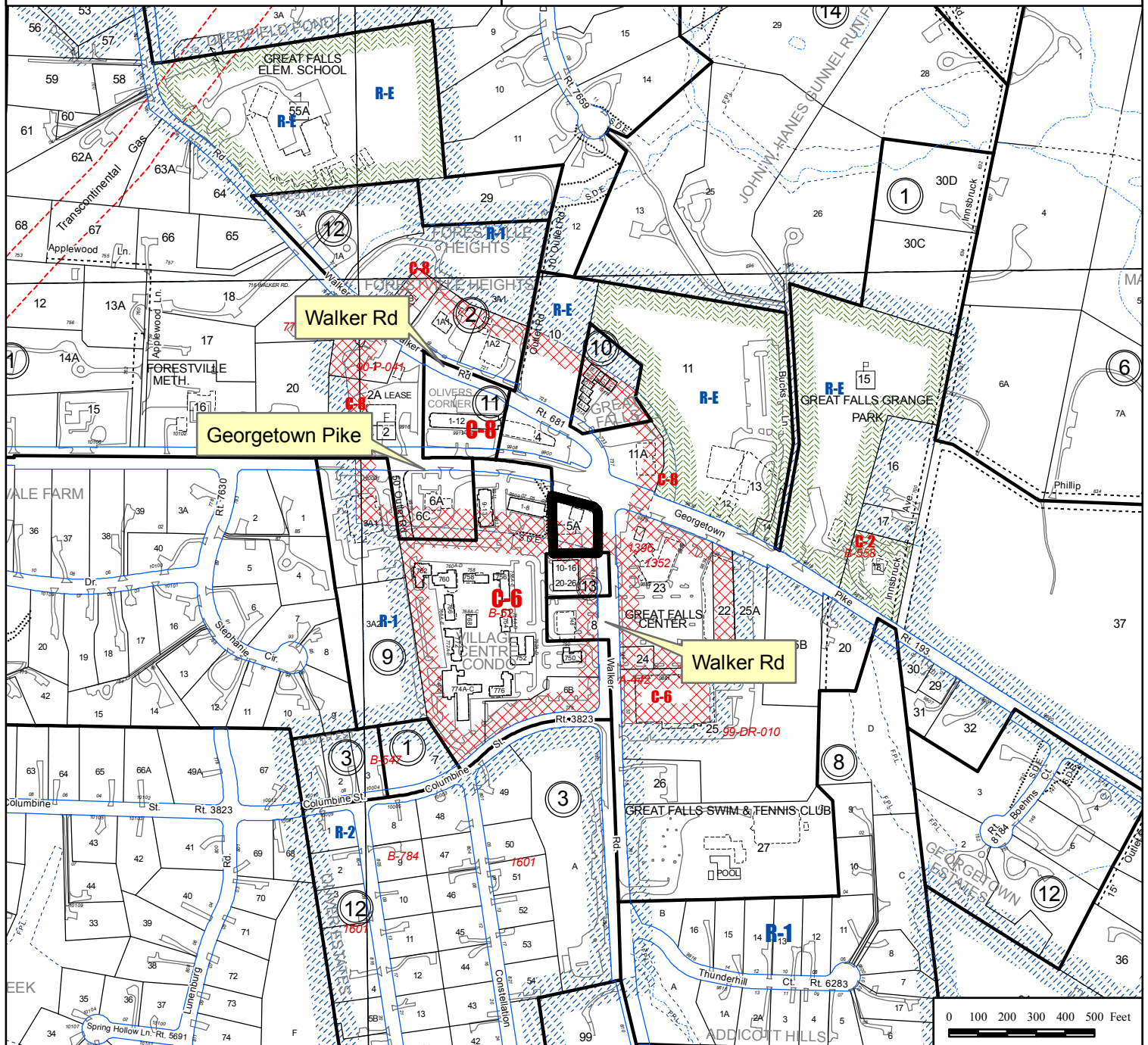


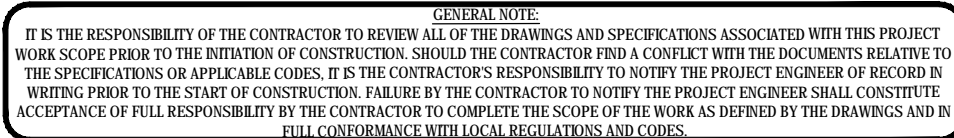
Applicant: TD BANK, NATIONAL ASSOCIATION
Accepted: 01/16/2013
Proposed: DRIVE-IN FINANCIAL INSTITUTION
Area: 27426 SF OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 04-080404-0604
Art 9 Group and Use: 5-06
Located: 9901 GEORGETOWN PIKE, GREAT FALLS, VA 22066

Zoning: C-8, C-6
Plan Area: 3

Map Ref Num: 013-1- /01/ /0005A /01/ /0005A






TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-0508 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL FOR THE REDEVELOPMENT OF PARCEL 0131 01 0005A, GREAT FALLS, FAIRFAX COUNTY, VA

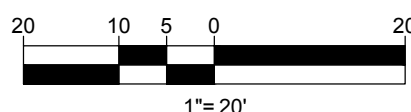
- THERE ARE NO HAZARDOUS TREES ONSITE.
- THERE ARE NO INVASIVE SPECIES LOCATED ON SITE.
- CURRENTLY THERE ARE NO KNOWN "HERITAGE", "SPECIMEN", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- TREE NUMBER 1 MAY BE REMOVED DURING WALKER ROAD DIET PLAN IMPLEMENTATION BY FAIRFAX COUNTY UNDER A SEPARATE PLAN.
- 10-YEAR TREE CANOPY WILL BE MET THROUGH TREE PRESERVATION AND PROPOSED PLANTINGS. ONLY THE AREA OF TREE CANOPY TO REMAIN ON SITE HAS BEEN COUNTED TOWARDS THE TREE PRESERVATION TARGET VALUE.
- OFFSITE TREES WITH CRITICAL ROOT ZONES WITHIN THE SUBJECT PROPERTY'S LIMITS OF CLEARING AND GRADING WILL BE PROTECTED DURING PERFORMED ALONG THE LIMITS OF WORK. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PFM REG. 7-12 WILL OCCUR BEFORE ROUGH GRADING OF THE SITE. ROOT PRUNING ACTIVITIES WILL BE SPECIFIED WITH THE SITE PLAN.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PFM REGULATIONS. TREE PROTECTION MEASURES WILL BE SPECIFIED WITH THE SITE PLAN.
- NO TREES ARE TO BE TRANSPLANTED ONSITE.
- OFFSITE TREE NUMBER 18 WILL HAVE LESS THAN 40% OF ITS CRITICAL ROOT ZONE IMPACTED (APPROXIMATELY 19%) BY THE CONSTRUCTION OF THE BANK. ROOT PRUNING WILL BE PERFORMED ALONG THE FINAL LIMITS OF CLEARING AND GRADING AND TREE PROTECTION FENCING INSTALLED. FINAL TREE PRESERVATION MEASURES WILL BE DESIGNED BY THE PROJECT ARBORIST DURING THE SITE PLAN.



PRE DEVELOPMENT TREE CANOPY AREA: 3,243 SF
POST DEVELOPMENT TREE CANOPY AREA: 577 SF

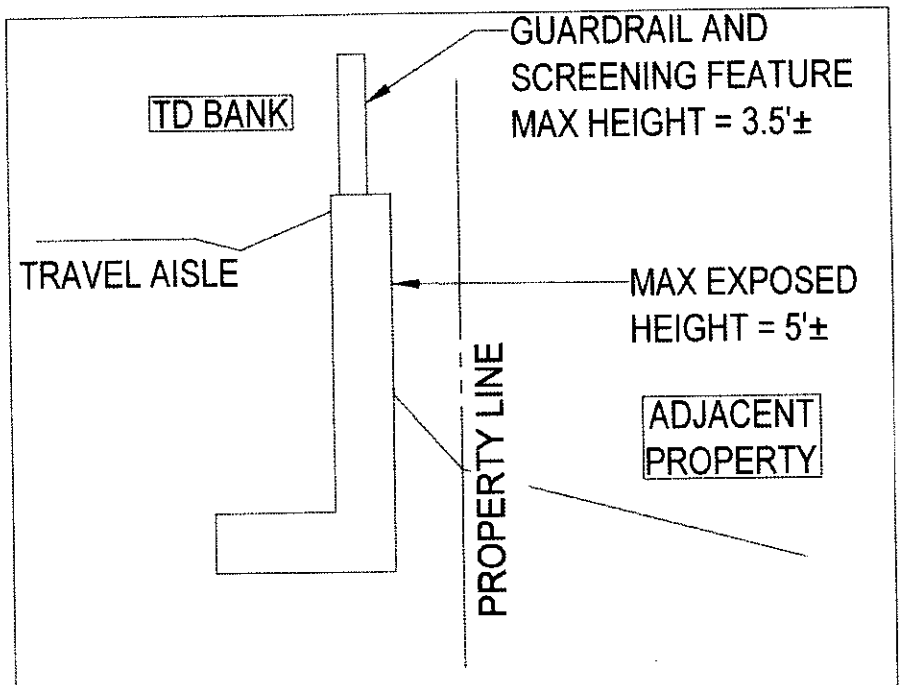
 REPRESENTS PRE DEVELOPMENT TREE CANOPY

SEE TABLE 12.3 ON SHEET 4 FOR COMPLETE TREE CANOPY CALCULATION WORKSHEETS.



SHEET TITLE:
**EXISTING
 CONDITIONS
 PLAN/ EXISTING
 VEGETATION MAP**

SHEET NUMBER:
2
 OF 6



NOT TO SCALE

THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL ALTA SURVEY SURVEY BY:
 BOHLER ENGINEERING
 ENTITLED: "ALTA/ACSM LAND TITLE SURVEY TO BANK, N A, 9901 GEORGETOWN PIKE, DRAVESVILLE DISTRICT #1,
 FAIRFAX COUNTY, VA"
 PROJECT#: SS107520
 DATE 03-16-12

ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST
 BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.

OWNER: FAIRFAX PETROLEUM REALTY LLC
 6820 B COMMERCIAL DR
 SPRINGFIELD, VA

DEVELOPER: TO BANK
 12000 HORIZON WAY
 MT. LAUREL, NJ 08054
 MICHAEL POWELL
 703-969-7106

PARCEL DATA
 TAX MAP #0131 01 0005A - 0.83 AC (27,428 SF)

ZONE: PARCEL IS SPLIT ZONED
 C-8 (HIGHWAY COMMERCIAL DISTRICT), AREA = 0.12 AC (5,083 SF)
 C-8 (COMMUNITY RETAIL COMMERCIAL DISTRICT), AREA = 0.51 AC (22,343 SF)

BULK REQUIREMENTS	ALLOWED	REQUIRED	PROVIDED
A. MIN. LOT AREA	40,000 SF (C8 AND C8 ZONING DISTRICT)	5,083 SF (0.12 AC - C8 PORTION) 22,343 SF (0.51 AC - C8 PORTION)	27,428 SF (0.83 AC - TOTAL)
B. MIN. BUILDING SETBACK			
FRONT SETBACK (GEORGETOWN PIKE)	40'	41' ± (BUILDING)	40' ± (PORCH ROOF)
FRONT SETBACK (WALKER ROAD)	40'	54' ± (BUILDING)	56' 0" ± (PORCH ROOF)
REAR SETBACK (WEST PROPERTY LINE)	20'	34' 0" ± (BUILDING)	
SIDE SETBACK (SOUTH PROPERTY LINE)	N/A	60' 5" ± (DRIVE-THRU CANOP)	
C. MIN. PARKING SETBACK			
FRONT SETBACK (GEORGETOWN PIKE)	10'	9.5' ± (FROM FACE OF CURB)	NOTE: BUILDING IS ONLY PROVIDED ON C8 PORTION OF THE LOT
FRONT SETBACK (WALKER ROAD)	10'	9.5' ± (FROM FACE OF CURB)	
REAR SETBACK (WEST PROPERTY LINE)	NONE	4.5' ± (FROM FACE OF CURB)	
SIDE SETBACK (SOUTH PROPERTY LINE)	NONE	5.8' ± (FROM FACE OF CURB)	
D. PARKING REQUIREMENT			
a. 4.0 SPACES PER 1,000 SF OF GROSS FLOOR AREA	10 SPACES	14 SPACES	
b. STACKING REQUIREMENTS: 5 FOR THE FIRST TWO WINDOWS, 2 FOR EACH ADDITIONAL WINDOW	10	10	
MIN. PARKING SPACE DIMENSIONS	8'5" x 18'	9' x 18' ±	
E. FLOOR AREA RATIO (F.A.R.)	0.40 (FOR C8 ZONE) 0.50 (FOR C8 ZONE)	0.10 FAR (FOR C8 ZONE)	
F. MIN. DRIVE AISLE	23'	24' ±	
G. MAX. BUILDING HEIGHT	40'	±39'	
I. OPEN SPACE	15%	20% ±	
J. LOADING (ONE FOR GSF BELOW 10,000)	1	0	(WAIVER REQUESTED)

NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.

THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 170 OF 450" COMMUNITY PANEL NO: 515525 0179 E, MAP REVISED 9/17/10.

NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THE SITE.

NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.

THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED ABOVE.

A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND AN EXISTING SEPTIC FIELD.

PROPOSED CANOPY UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. CANOPY CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.

THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION AREA, PARKING AND INGRESSES ARE PROVIDED AS SHOWN.

SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.

SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.

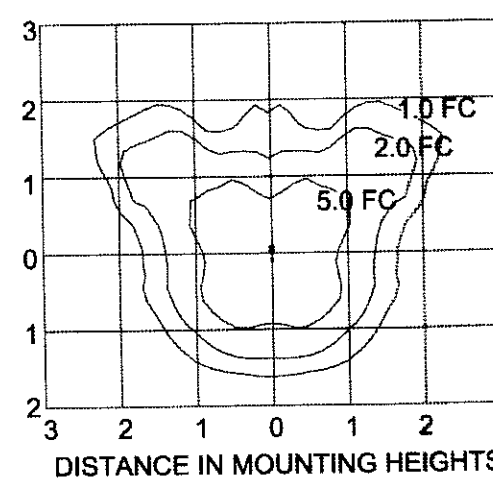
PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

1. FUTURE ROADWAY, SIDEWALK, AND STRIPING PER FAIRFAX COUNTY DOT ROAD DIET PROJECT ON WALKER ROAD (#RSP011-00300)

1. LOADING SPACE REQUIREMENT
2. SECTION 11-102 (8) - GENERAL PROVISIONS: OFF-STREET PARKING

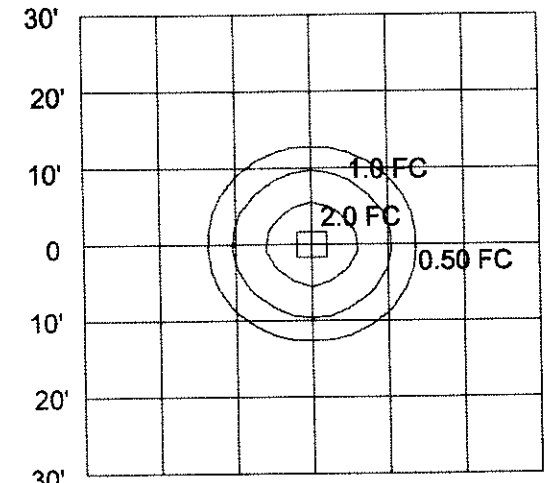
LIMITS OF DISTURBANCE

FIXTURE	PROP. # FIXTURES	MOUNTING HEIGHT	DESCRIPTION
CANOPY	4 (32 BULBS)	12'	CRESENT/STONCO CATALOG#: TLC35NLXL-1 NARROW CHANNEL 35 WATT T8 (48") 0° BALLAST



EMCO LED AREA
105 WATT LED
18' MOUNTING HEIGHT

105 WATT AREA LIGHT
ISO-RING DETAIL
NOT TO SCALE

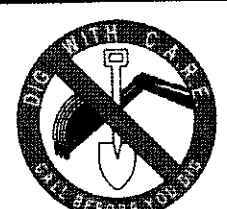


0' 20' 10' 0 10' 20' 30'

CRESENT/STONCO

35 WATT T8 (48")
0° BALLAST
12" MOUNTING HEIGHT
CANOPY LIGHT

REV	DATE	COMMENT	BY
1	12/04/12	REV. PER COUNTY COMMENTS	NTG
2	03/27/13	REV. PER COUNTY COMMENTS	NTG
3	04/09/13	REV. PER VDOT COMMENTS	NTG
4	04/24/13	REV. PER COUNTY COMMENTS	NTG
5	06/10/13	REV. PER COUNTY COMMENTS	NTG



THE FOLLOWING STATES REQUIRE NOTIFICATION BY
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND
DELAWARE CALL - 811
(WV 1-800-245-4848) (VA 1-800-242-1778) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

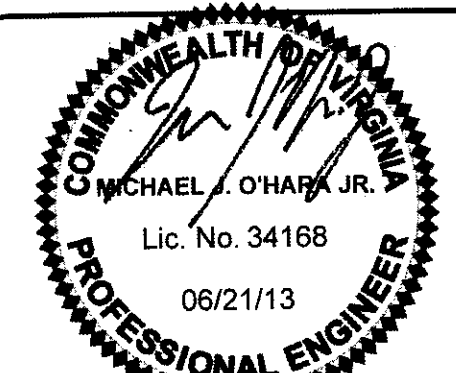
PROJECT No.:	S107520
DRAWN BY:	NTG
CHECKED BY:	MJO
DATE:	10/11/12
SCALE:	1"=20'
CAD I.D.:	SE5

FOR
TD

LOCATION OF SITE
9901 GEORGETOWN PIKE
DRAINESVILLE DISTRICT #
GREAT FALLS,
FAIRFAX COUNTY, VA



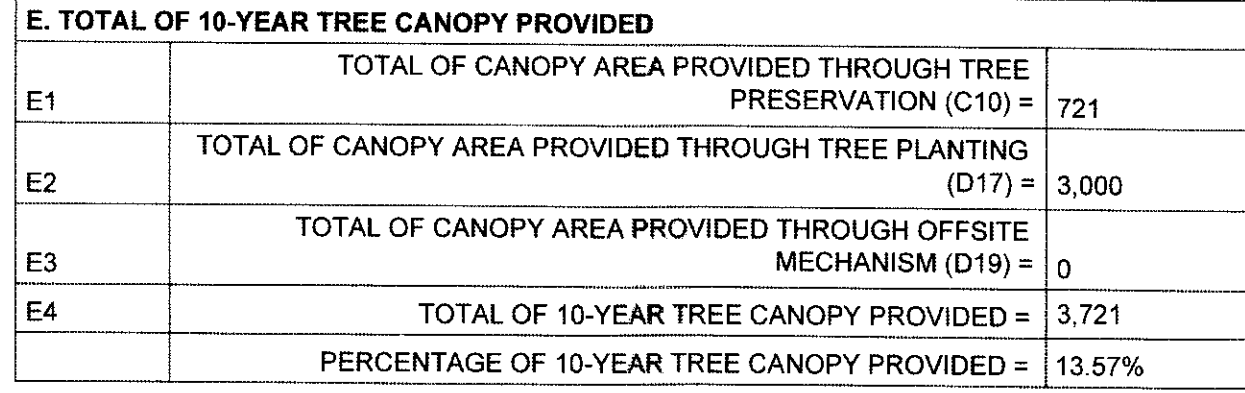
22636 DAVIS DRIVE, SUITE 250
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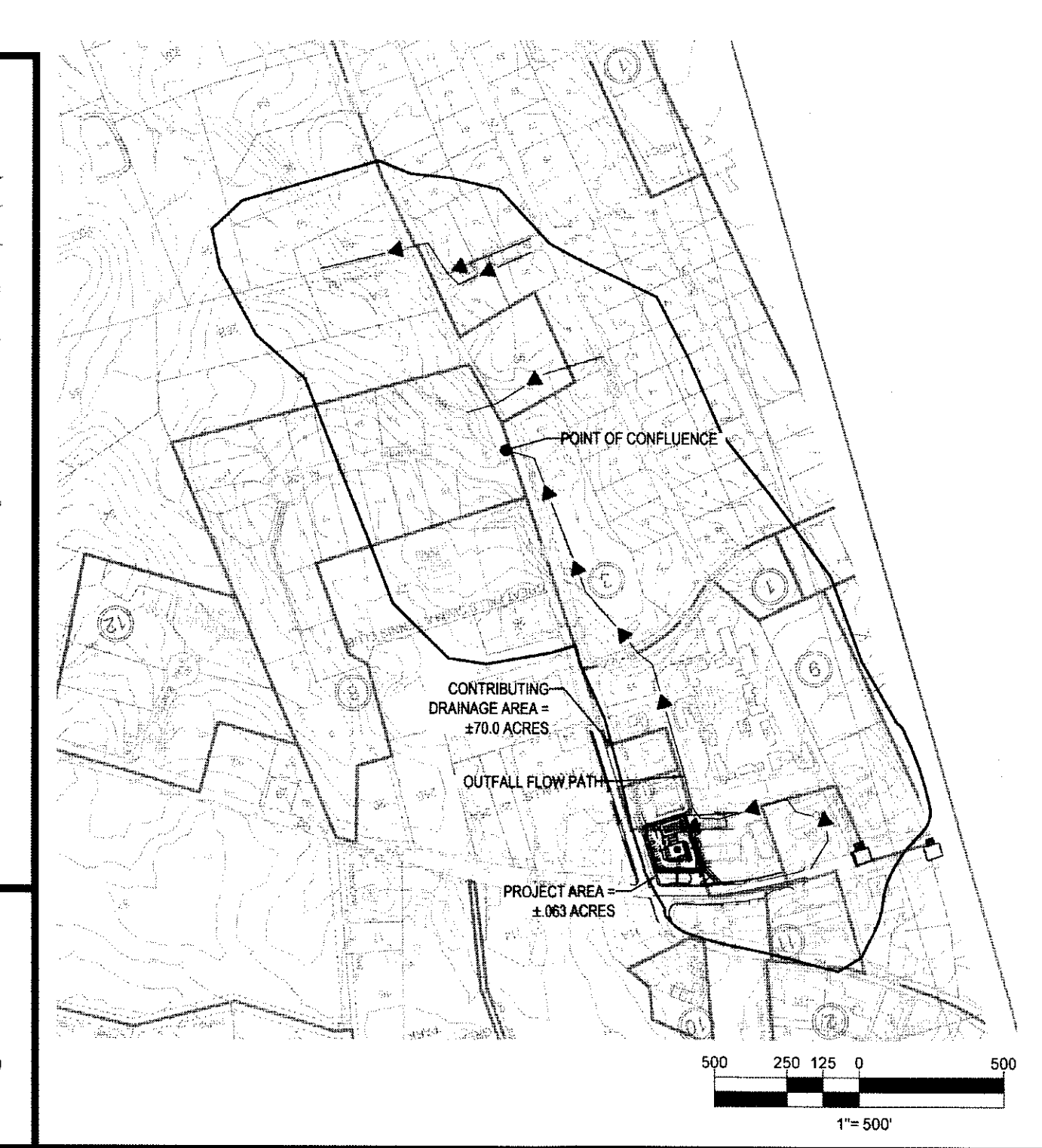


SHEET TITLE:

SHEET NUMBER:

3
OF 6





INDICATES
AREA TO
BMP

20 10 5 0 20

1"= 20'

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED. NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS

SPECIAL PERMITS (8-011 2J & 2L)	SPECIAL EXCEPTIONS (9-011 2J & 2L)
CLUSTER SUBDIVISION (9-615 1G & 1N)	COMMERCIAL REVITALIZATION DISTRICTS
DEVELOPMENT PLANS PRC DISTRICT (16-302 3 & 4L)	PRC PLAN (16-303 1E & 1O)
FDP P DISTRICTS (EXCEPT PRC) (16-502 1F & 1Q)	AMENDMENTS (18-202 10F & 10I)

- ## STORM WATER MANAGEMENT & BMP NARRATIVE

THE SUBJECT SITE CONSISTS OF AN EXISTING GAS STATION ON TAX MAP 0131-01-0005A WITH MODERATE SLOPES. THE PROPOSED SITE SHALL CONSIST OF A BANK WITH A TWO LANE ATTACHED DRIVE THRU WITH CANOPY, ONE STORMFILTER BMP STRUCTURE (OR EQUIVALENT), UTILITIES, AND ASSOCIATED PARKING.

BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH A STORMFILTER BMP UNIT (OR EQUIVALENT). THE BMP STRUCTURE WILL PROVIDE A MINIMUM PHOSPHOROUS REMOVAL EFFICIENCY AT 20%. THE SUBJECT SITE IS BEING REDEVELOPED, THEREFORE THE SITE'S PHOSPHOROUS REMOVAL EFFICIENCY IS REQUIRED TO CONFORM WITH SECTION 6.4-1.2B OF THE PROJECT FACILITIES MANUAL (PFM). THE REQUIRED PHOSPHOROUS REMOVAL EFFICIENCY FOR THE REDEVELOPMENT IS A MINIMUM OF 10%. THE SUBJECT SITE'S EXISTING STORMFILTER BMP UNIT (OR EQUIVALENT) WHICH EXCEEDS THE MINIMUM REQUIRED REMOVAL RATE. THE BMP TREATMENT FACILITY WILL BE DESIGNED WITH THE SITE PLAN. IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE TO THE BMP FACILITY, THE APPLICANT RESERVES THE RIGHT TO REPLACE THE STORMFILTER BMP UNIT (OR EQUIVALENT) WITH A SIMILAR BMP TREATMENT WHICH WILL STILL PROVIDE THE 20% PHOSPHOROUS REMOVAL REQUIREMENT.

NO STORM WATER MANAGEMENT (SWM) FOR THE SUBJECT SITE IS REQUIRED BECAUSE THE POST-DEVELOPMENT PEAK RUNOFF DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF (PER THE FAIRFAX COUNTY PUBLIC FACILITY MANUAL 6-0202.6A). A POTENTIAL LOCATION FOR STORMWATER DETENTION HAS BEEN SHOWN ON THE PLANS IF IT IS DETERMINED NECESSARY DURING SITE PLAN DESIGN. THE LOCATION AND CONFIGURATION IS SUBJECT TO CHANGE. SEE PRE TO POST STORMWATER MANAGEMENT SUMMARY BELOW.

THE PROPOSED REDEVELOPMENT OUTFALLS TO THE SOUTH INTO AN OPEN CHANNEL STORM SYSTEM. THIS OPEN CHANNEL SYSTEM ULTIMATELY LEADS TO THE POTOMAC RIVER THROUGH THE DIFFICULT RUN WATERSHED.

THE PROPOSED REDEVELOPMENT FLOW (0.63 ACRE SITE AREA) WAS TRACED TO A POINT AT LEAST 100X THE SITE AREA AS REQUIRED UNDER A SPECIAL EXCEPTION.

THE OUTFALL FOR THE SITE (0.83 ACRES) GOES TO THE SOUTHEAST. THE OUTFALL STUDY CAN BE CONCLUDED WHEN THE TOTAL AREA TO THE OUTFALL SYSTEM MEETS OR EXCEEDS 100X THIS AMOUNT (63ACRES). THE WATER FOR THIS OUTFALL AREA IS CAPTURED BY EXISTING CURB INLETS OR SHEET FLOWS TO PAVEMENT AT THE LIMITS OF DISTURBANCE.

THE WATER FROM WITHIN THE LOD EVENTUALLY ENTERS THE EXISTING PIPE SYSTEM DEPICTED ON THE OUTFALL MAP, THIS SHEET. THE FLOW PATH FOR OUTFALL TRAVELS TO THE SOUTHEAST UNTIL IT REACHES AN EXISTING STORMWATER STRUCTURE. A TOTAL OF APPROXIMATELY 70 ACRES IS IN THE OUTFALL SYSTEM. AT THIS POINT THIS EXCEEDS THE 100X REQUIREMENT TO END THE OUTFALL STUDY (70 ACRES/63 ACRES = 111X). A DETAILED ANALYSIS PER PFM REQUIREMENTS WILL BE PROVIDED AT TIME OF SITE PLAN.

REVISIONS

REV	DATE	COMMENT	BY
1	12/04/12	REV PER COUNTY COMMENTS	NTG
2	03/27/13	REV PER COUNTY COMMENTS	NTG
3	04/09/13	REV PER VDOT COMMENTS	NTG
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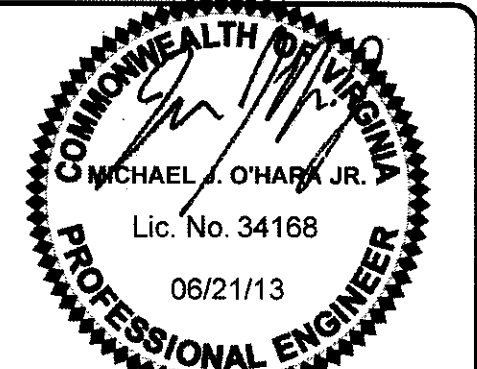
PROJECT No.:	S107520
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SCALE:	AS NOTED
CAD I.D.:	SE5

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LOCATION OF SITE
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DRAINESVILLE DISTRICT #1
GREAT FALLS,
FAIRFAX COUNTY, VA

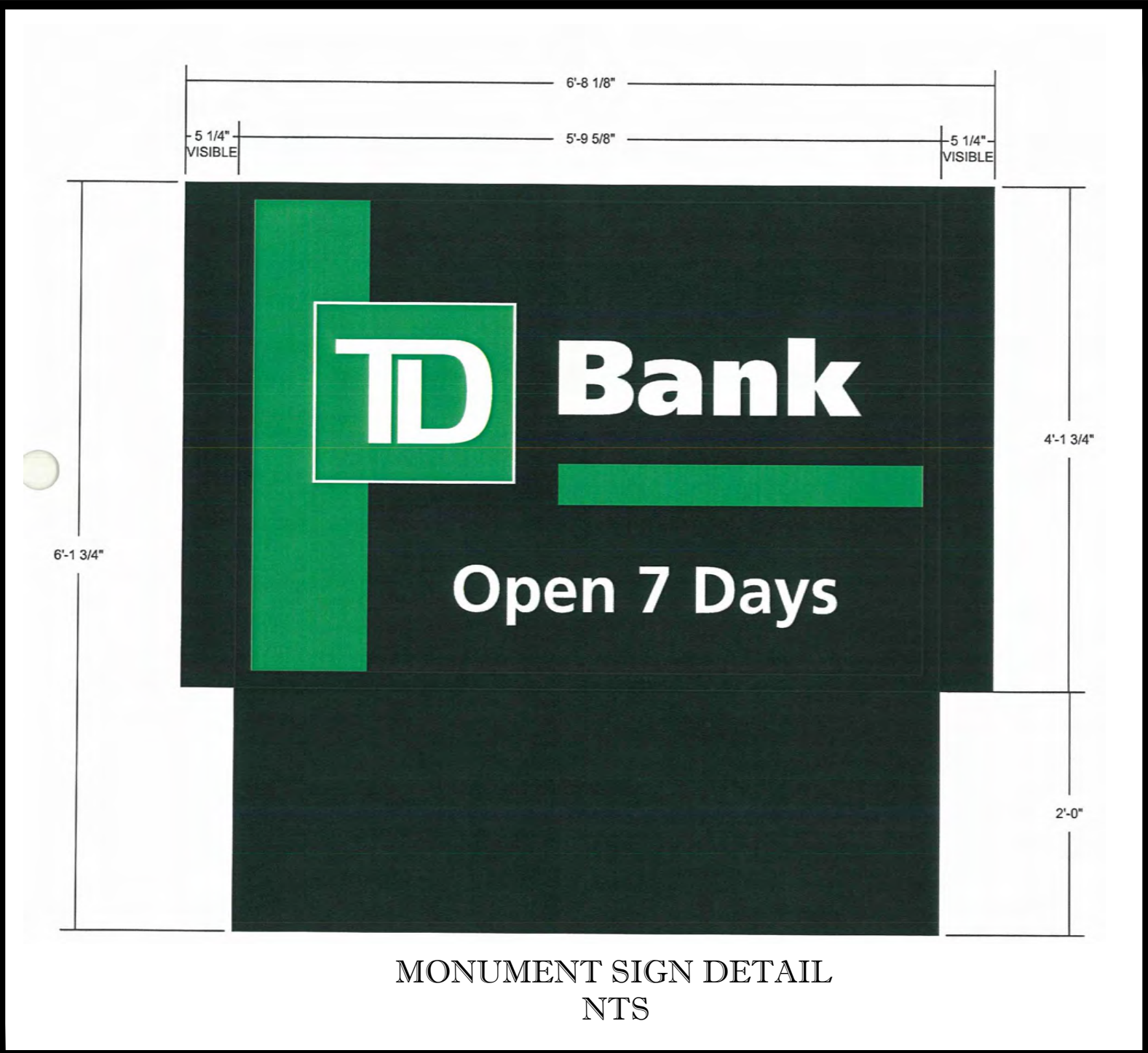


**22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164**
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

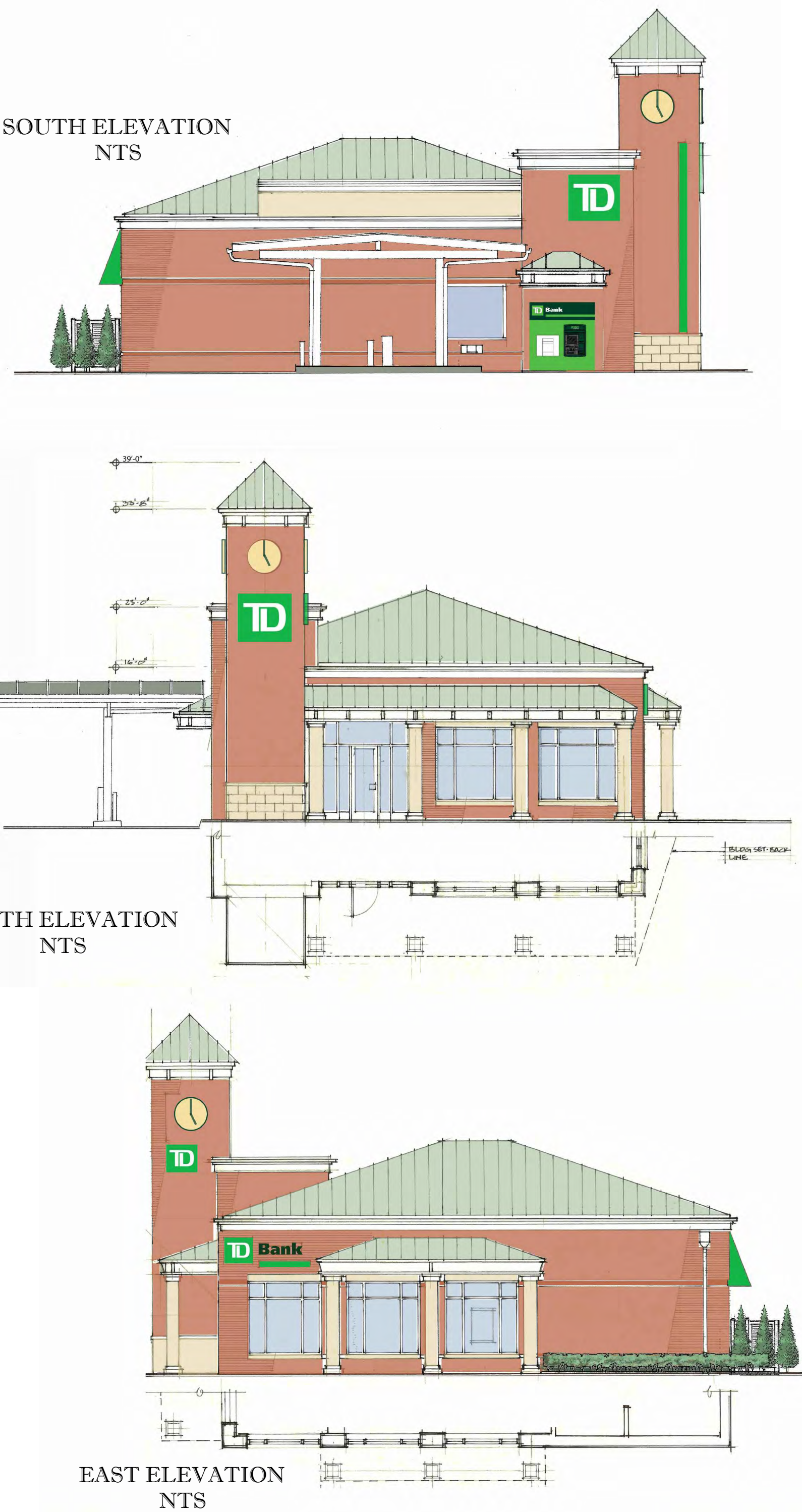


SHEET TITLE:
**PRELIMINARY
STORMWATER
MANAGEMENT
PLAN**

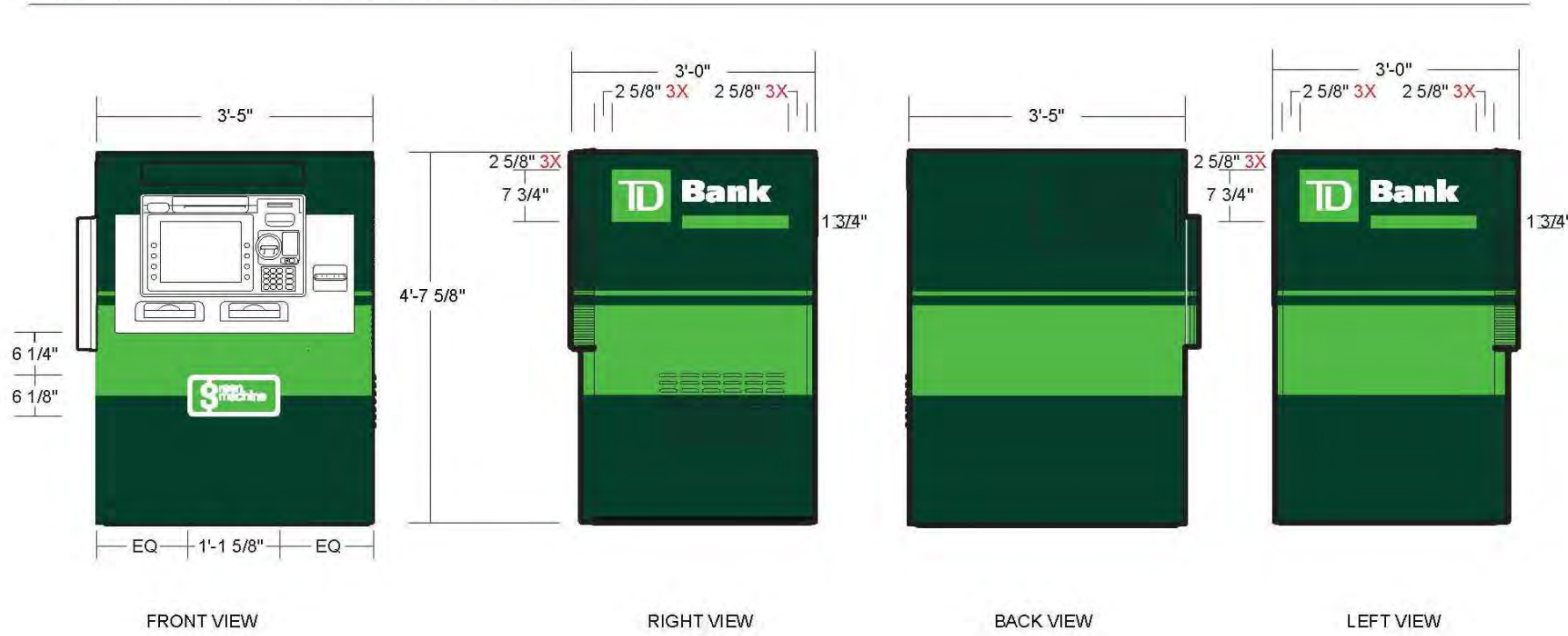
SHEET NUMBER:
5
OF 6



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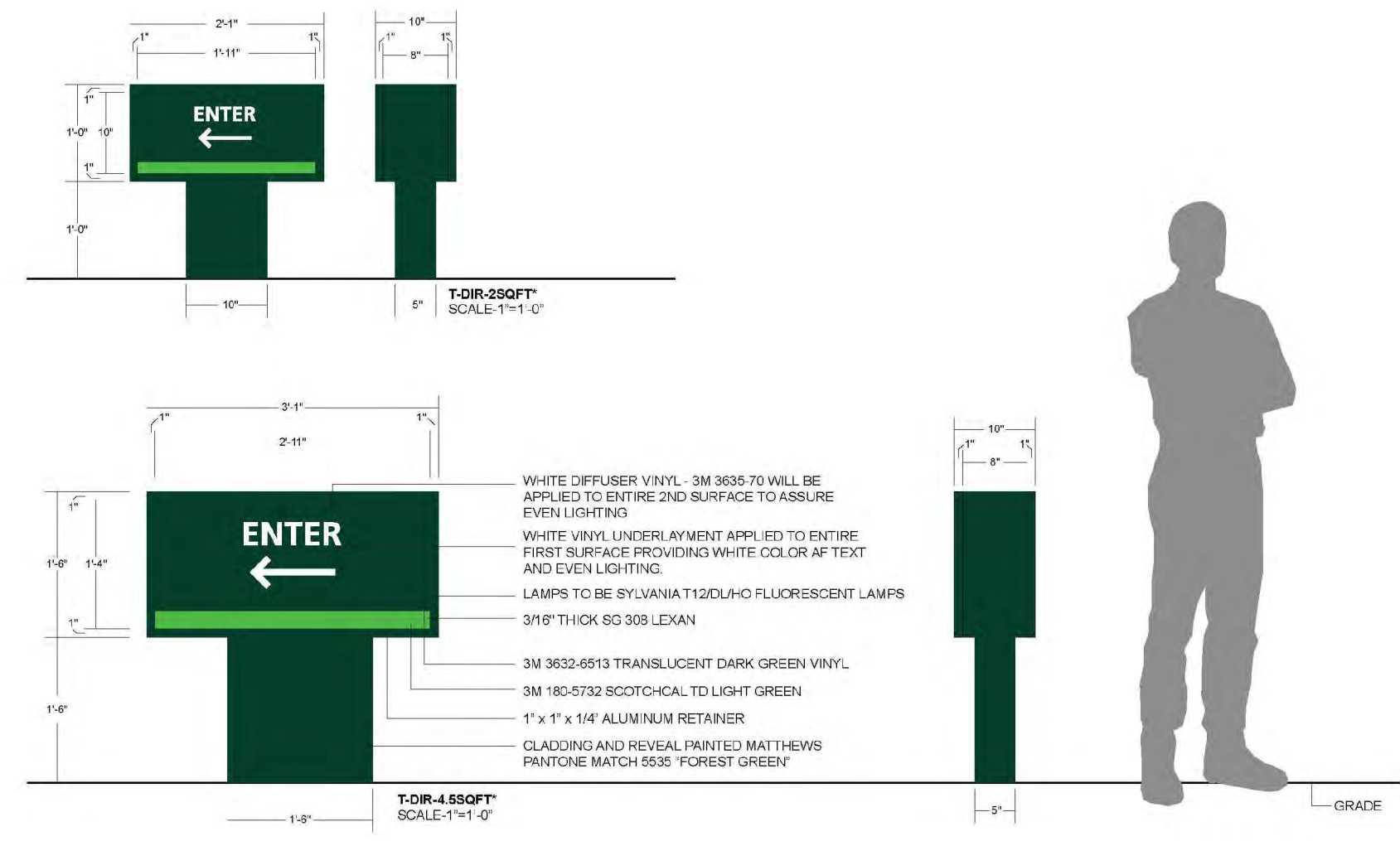
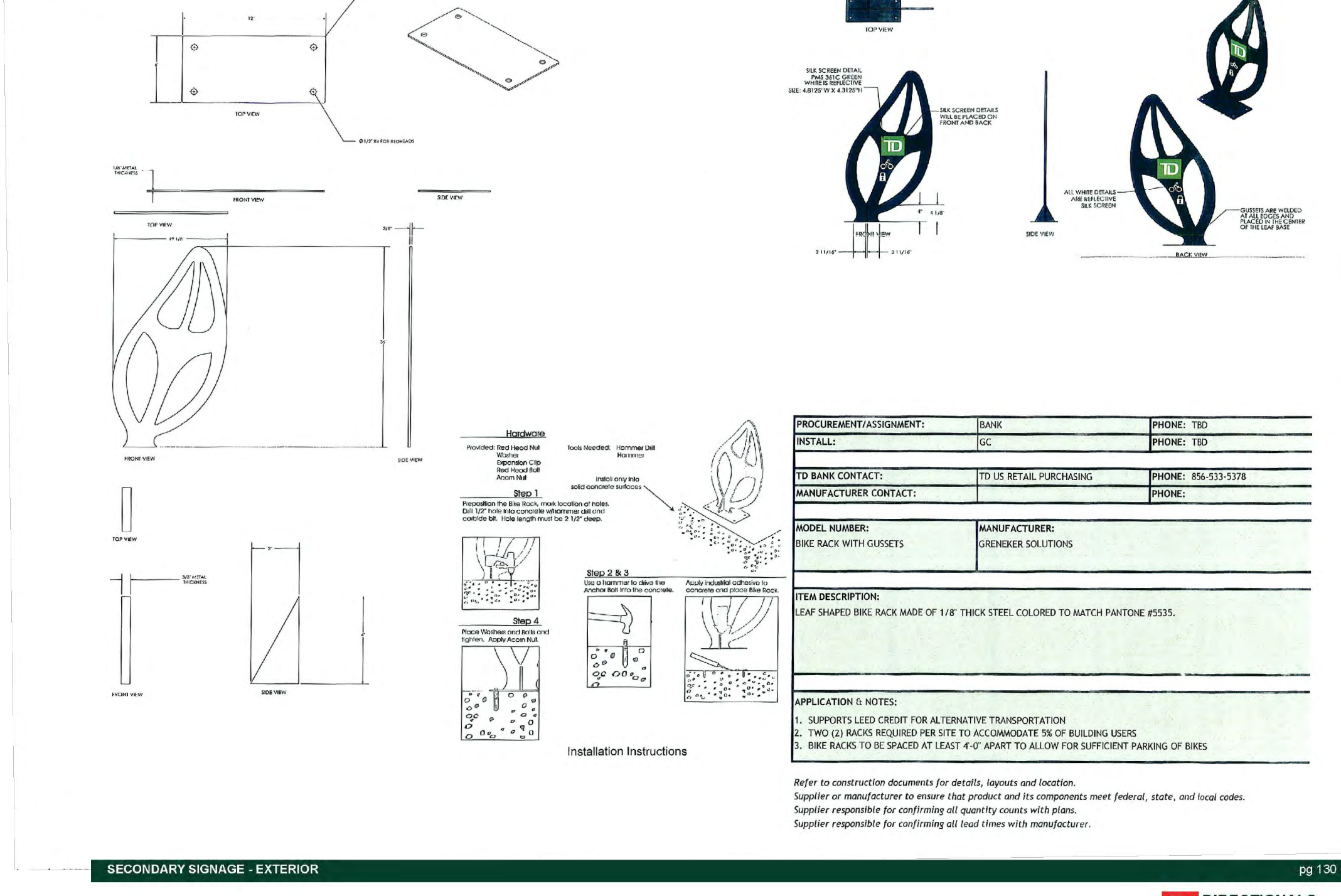
NCR 6638 Exterior Remote ATM - Vinyl Wrap & Graphic Placement



NCR 6638 - Vinyl Graphics



BIKE RACK



BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
BIRMINGHAM, AL
CHICAGO, IL
DENVER, CO
FORT LAUDERDALE, FL
FORT MYERS, FL
FORT WORTH, TX
HARTFORD, CT
HOUSTON, TX
LOS ANGELES, CA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PORTLAND, ME
SAN ANTONIO, TX
SAN JOSE, CA
SEATTLE, WA
SPRINGFIELD, MA
TAMPA, FL
TULSA, OK
WASHINGTON, DC
WICHITA, KS
WILMINGTON, DE

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS			
REV	DATE	COMMENT	BY
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3	04/09/13	REV. PER VDOT COMMENTS	NTG
4	04/24/13	REV. PER COUNTY COMMENTS	NTG
5	06/10/13	REV. PER COUNTY COMMENTS	NTG

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S107520
DRAWN BY: NTG
CHECKED BY: MJO
DATE: 10/11/12
SCALE: NTS
CAD I.D.: SD5

SPECIAL EXCEPTION PLAT
FOR

TD

LOCATION OF SITE
9901 GEORGETOWN PIKE
DRAINESVILLE DISTRICT #1
GREAT FALLS,
FAIRFAX COUNTY, VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
MICHAEL V. O'HARE, JR.
Lic. No. 34168
06/21/13
PROFESSIONAL ENGINEER

SHEET TITLE:
**BUILDING ELEVATIONS/
SITE DETAILS**

SHEET NUMBER:
6
OF 6

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

APPLICATION DESCRIPTION

The applicant requests approval of a special exception to construct and operate a drive-in financial institution, measuring 2,616 sf. and featuring two drive-through lanes, on the site of an existing service station, which will be removed, in the C-6 and C-8 districts. The drive-in financial institution would operate with varying hours on a daily basis, including limited Saturday and Sunday hours, and would include 24-hour exterior ATM service.

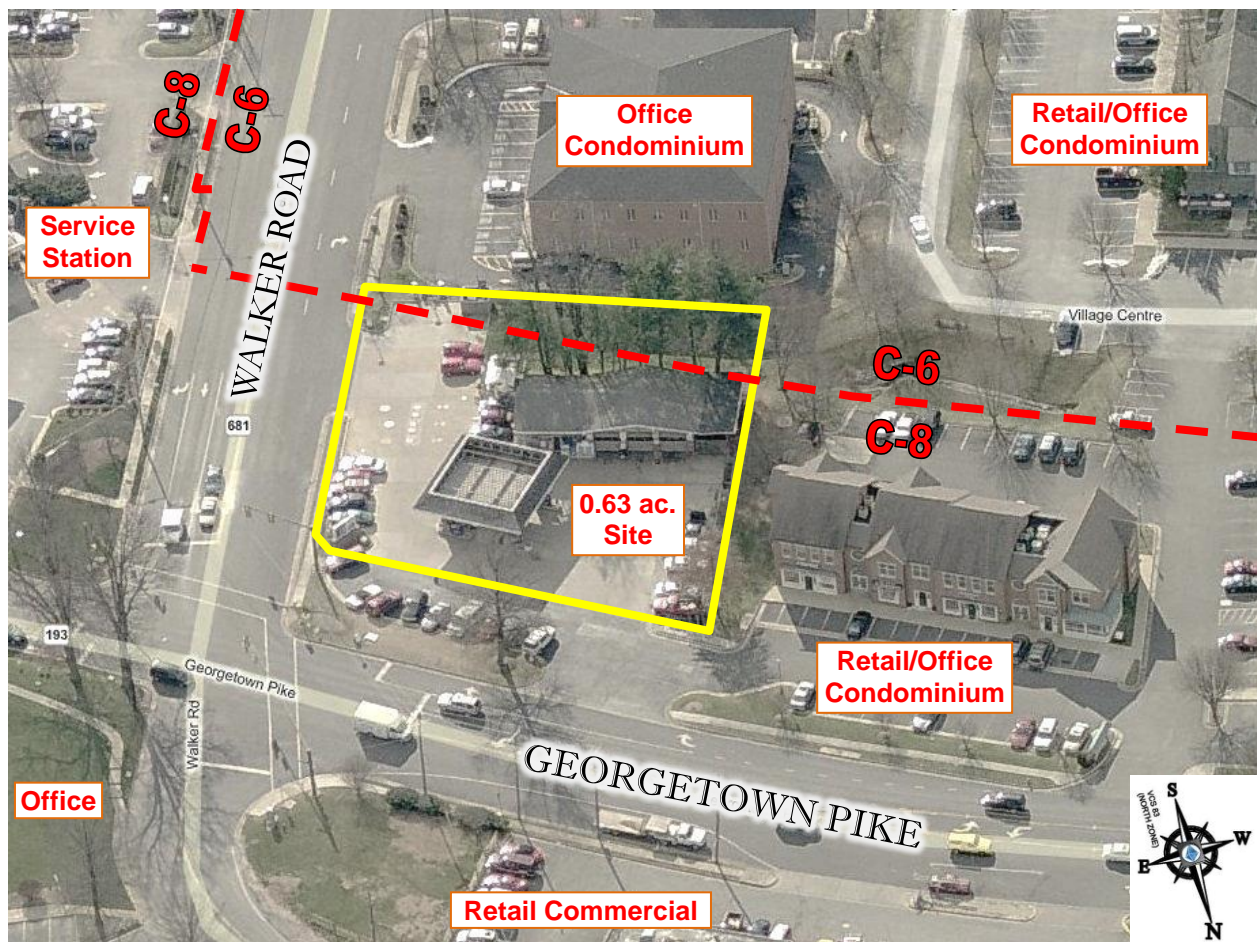


Figure 1: Existing conditions

LOCATION AND CHARACTER:

The 27,426 sf property is located in the southwest quadrant of the intersection of Georgetown Pike and Walker Road, in the Great Falls commercial district. The property is currently developed with a 1781 sf. Exxon service station with four pump islands and a canopy. The lot is served by a septic system, which occupies the southwest portion of the site. There is another service station to the east, across Walker Road, and office/retail condominiums adjoining the site to the south and west.

To the north, across Georgetown Pike, is a retail strip development. The parcel is split-zoned C-6/C-8, with the zoning boundary located towards the rear (south) of the lot. The majority of usable area is located in the C-8 district.

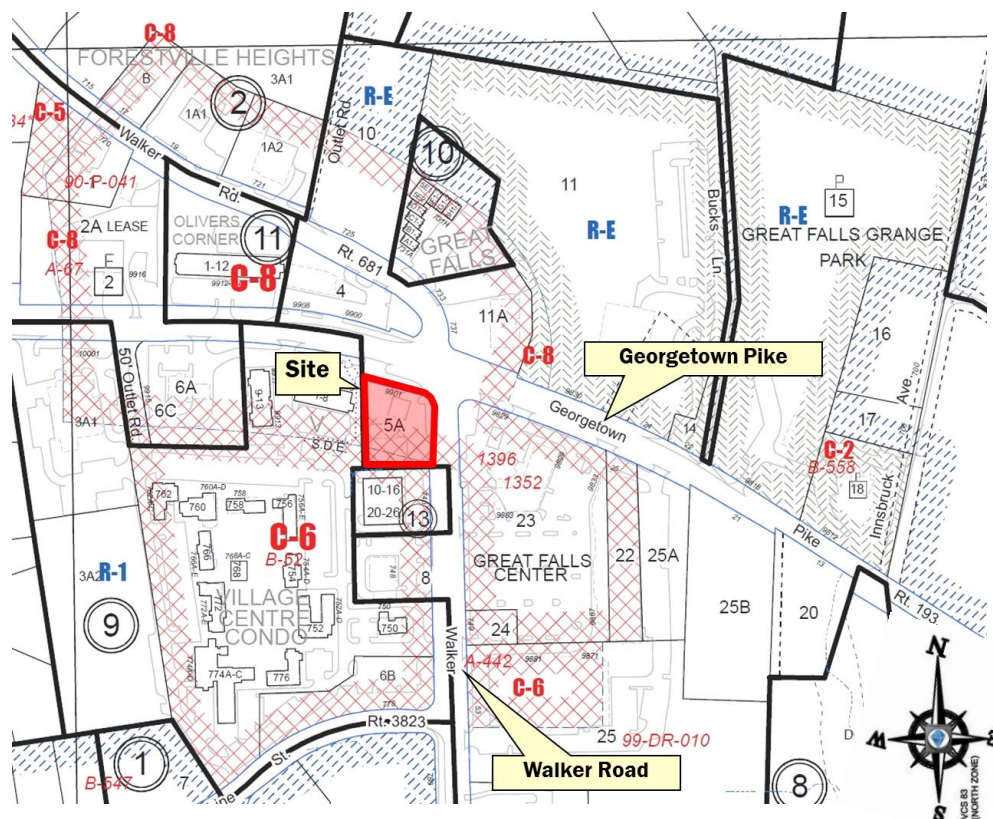


Figure 2: County zoning map.

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	C-8	Open space/retail parking	Neighborhood-serving commercial
East:	C-8	Service station	
South:	C-6	Office condos	
West	C-8	Office condos	

Figure 3: Surrounding uses.

WAIVERS AND MODIFICATIONS REQUESTED:

- Waiver of the loading space requirement.
- Modification of the 10-foot parking setback along Walker Road in favor of a 9.5-foot setback, as shown on SE Plat.
- Modification of the trail requirement along Georgetown Pike in favor of a 5-foot concrete sidewalk.

(These waivers and modifications are further discussed in the Zoning Analysis section of this report.)

BACKGROUND

- 1968 - Lot 5A created.
- 1969 – Additional right-of-way dedicated; by-right service station established.
- 1973 – Exxon acquired property.
- September 1994 – SE 92-D-028, renovations to station.
- December 2001 – Minor addition to building added.
- February 2010 – Exxon sold property to Fairfax Petroleum, LLC.
- September 2012 – Fuel tanks removed and gasoline sales ceased.
- February 2013 - Service/repair facility ceased operation.

The application property is not subject to any proffered conditions.

DESCRIPTION OF PROPOSAL:

Special Exception Plat (SE Plat):	(copy at front of staff report)
Title of SE Plat:	Special Exception Plat for TD Bank
Prepared by:	Bohler Engineering
Original and Revision Dates:	October 11, 2012, as revised through June 10, 2013
Plat Description:	The Special Exception Plat (SE Plat) consists of six sheets.

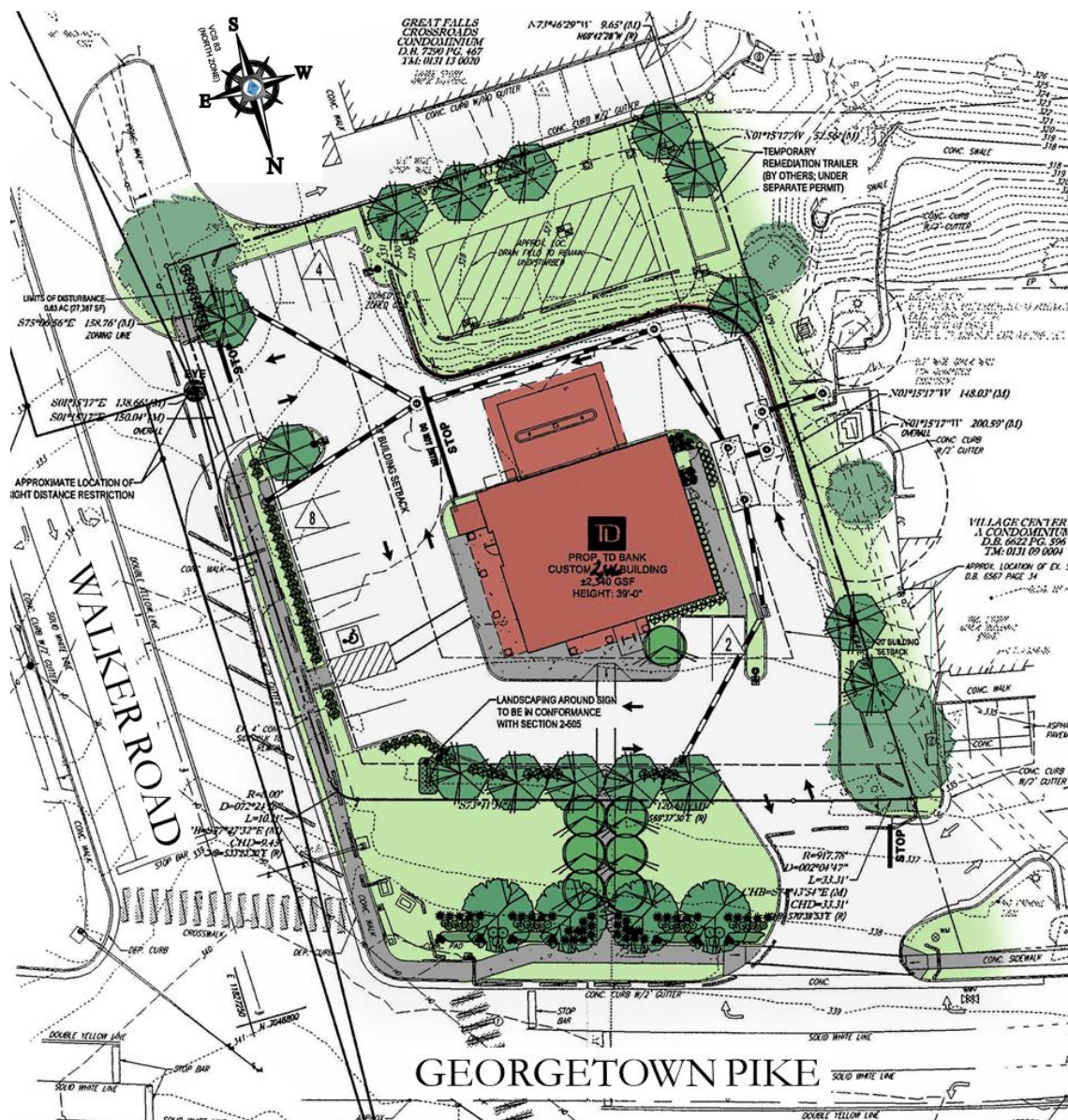


Figure 4: Proposed site plan.

Overview:

The applicant is requesting a special exception to allow a drive-in financial institution in the C-6 and C-8 districts, along with several waiver and modification requests, to be discussed in the Zoning Analysis section of this report. The Special Exception Plat shows the 2,616 sf. proposed building centrally located on the lot, with parking along the Walker Road frontage. An existing septic field in the southwest corner of the lot will remain and will also serve as landscaped open space.

Architecture:

The proposed bank building has been custom designed, the result of considerable input from both the community and local architects. The result is an arts-and-crafts design featuring a clock tower, large front porch, and exterior materials consisting of red brick, cast-stone, and a standing-seam metal roof.

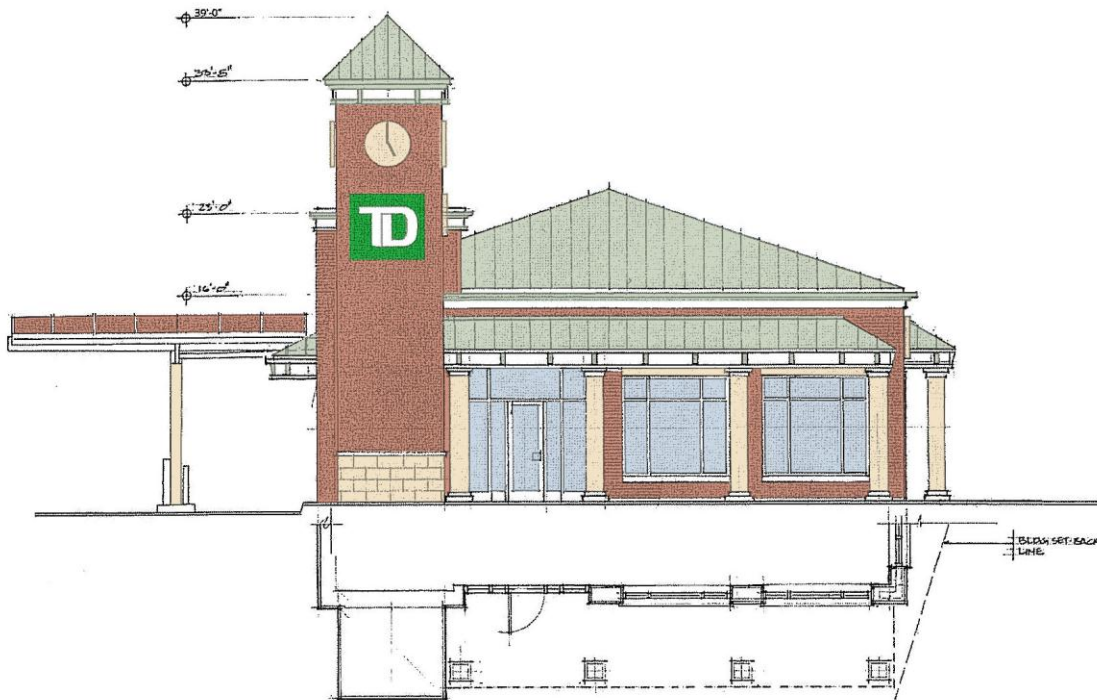


Figure 5: Architectural elevation.

Operational Details:

The number of employees at any one time will not exceed nine, as specified in a development condition, to ensure adequate customer parking. The hours of operation will be limited to the following:

	Lobby	Drive-Thru
Monday-Wednesday	8:30am - 5:00pm	8:00am - 8:00pm
Thursday & Friday	8:30am - 8:00pm	8:00am - 8:00pm
Saturday	8:30am - 3:00pm	8:30am - 3:00pm
Sunday	12:00pm - 4:00pm	12:00pm - 4:00pm

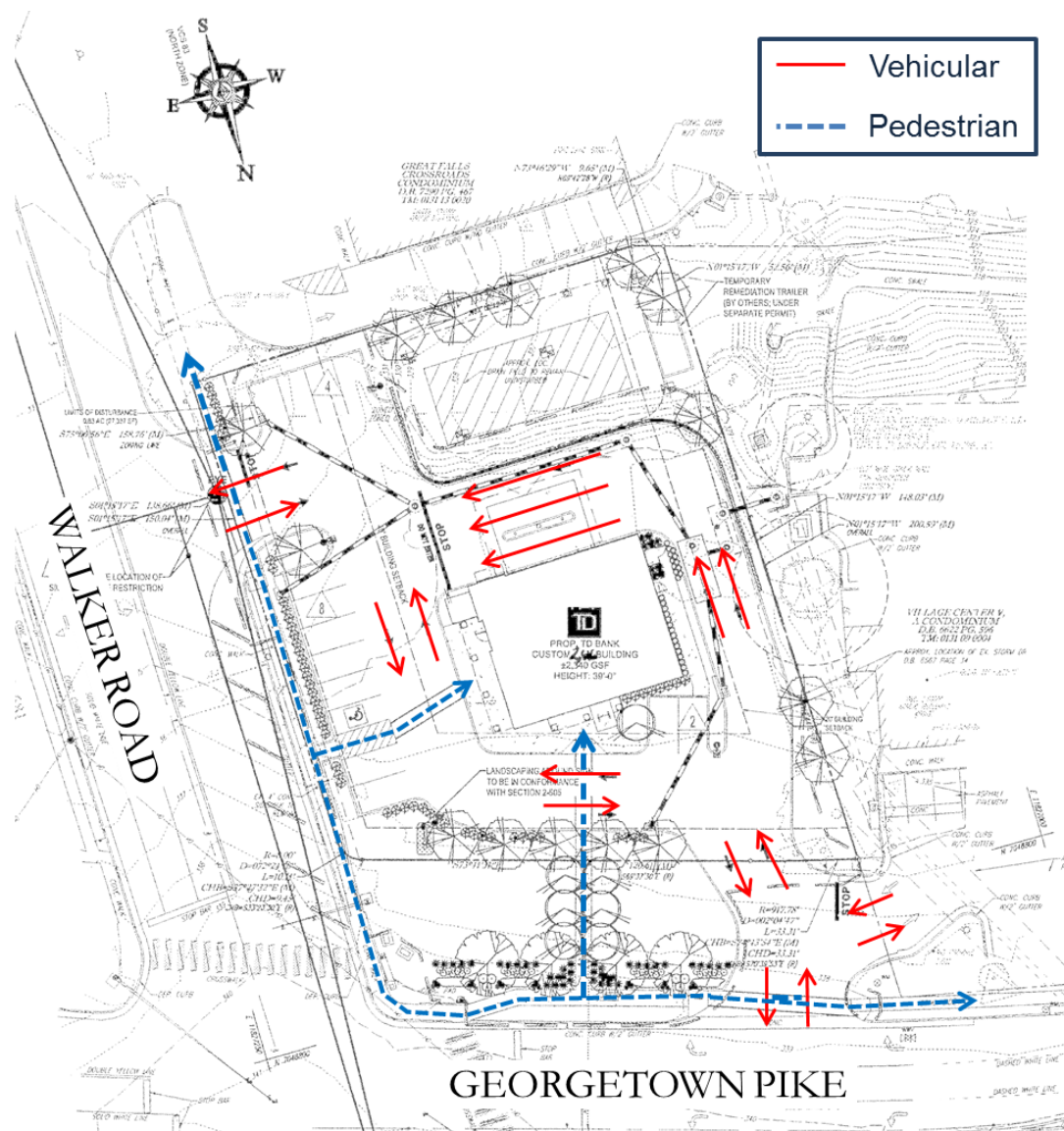


Figure 5: Proposed site circulation.

Access, Circulation and Parking:

Existing pavement would be removed from the large right-of-way area along Georgetown Pike, to consolidate that site access to a single entrance, and the shared opening onto Georgetown Pike would be narrowed and reconfigured to remove excess pavement and increase functionality of the entrance. Existing two-way access to Walker Road is being retained, but also narrowed and refined to include additional throat length. The drive-thru lanes would begin near the Georgetown Pike entrance and wrap around the west side of the building, approaching the drive-thru windows at the rear (south side) of the building. A proposed sidewalk addition along Georgetown Pike will connect a missing link in

the existing network, and two pedestrian connections are provided to the interior of the site. Fourteen surface parking spaces are proposed, one of which would be designated as ADA accessible.

Retaining Wall:

A retaining wall is proposed along the periphery of the drive-thru lanes that shall not exceed 5 feet in height. A development condition has been included that will require the retaining wall to be faced in materials of similar style and quality to the exterior building materials. An additional extension of the wall or an ornamental guardrail/screening fence, to a maximum height of 3.5 feet above final grade, would be allowed, if required to meet pedestrian and vehicular safety regulations.

Environmental Remediation:

The site has been determined to be contaminated with petroleum byproducts from the prior gasoline station use, and is subject to a remediation effort coordinated by the Virginia Department of Environmental Quality (DEQ) (further discussed in the Environmental Analysis section of the report). A temporary 10' x 20' shed, to house remediation equipment, is anticipated to be located on the site until the cleanup is complete, and is shown and noted on the SE Plat.

Landscaping:

A conceptual landscape plan, including proposed trees, shrubs, and ornamental plantings, has been included in the SE Plat and shall be further detailed at the site plan stage. In addition to onsite plantings, the Great Falls Community has expressed the desire for a landscape amenity in the excess right-of-way along Georgetown Pike. The applicant has agreed to provide and maintain landscaping in that area, subject to VDOT approval, and has shown a preliminary plan on the SE plat. The applicant has agreed to work with the Great Falls Garden Club to further develop the plan for this area prior to site plan approval, in coordination VDOT, and a condition has been included to allow that flexibility.

Stormwater:

There is no requirement for stormwater detention onsite, due to a proposed reduction in impervious area, though the applicant is still required to treat stormwater runoff for pollutant removal, and has included an underground storm filter Best Management Practice (BMP) unit on the plan (see the Stormwater Analysis section of the report for further detail).

Signage:

One freestanding monument sign is proposed at the northeast corner of the site, as well as several building-mounted signs. At least one freestanding directional sign has been indicated on Sheet 6 of the Plat, which will be required to feature no logos or other advertising in order to comply with Ordinance requirements (see the Zoning Analysis section of the report for further signage details).

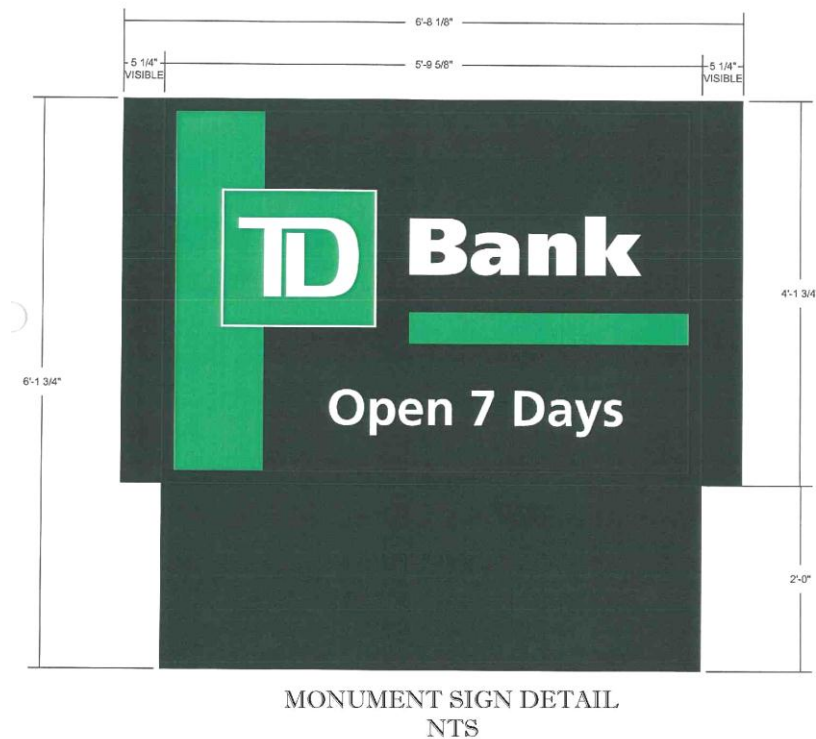


Figure 6: Monument sign detail.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	III
Planning District:	Upper Potomac Planning District
Planning Sector:	UP3 Hickory Community Planning Sector
Plan Map:	Neighborhood-Serving Commercial
Plan Text:	

In the Area III Volume of the Comprehensive Plan, 2011 Edition, Upper Potomac Planning District, the UP3 Hickory Village Community Planning Sector is described

as being low in density and somewhat rural in character. The plan typically encourages large-lot residential development in this sector, in order to maintain that low-density character. The intersection of Georgetown Pike and Walker Road, however, is identified as one area that neighborhood-serving commercial uses are appropriate, when maintained on existing commercially-zoned parcels. The plan also directs staff to rigorously review uses requiring special permits and special exceptions to ensure that proposed uses are of a size and scale that will not adversely impact adjacent land uses and the overall low-density residential character of the area.

Georgetown Pike is a designated Virginia Byway on the Transportation Plan, which directs that the highway be maintained within its existing right-of-way and that additional curb cuts not be allowed. On the Trails Plan, a minor paved trail is shown on the east side of Walker Rd. (across from the subject property), and 6'-8' wide natural surface or stone dust trails are shown on both sides of Georgetown Pike.

Appendix 5 of the Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Land Use Section, as amended through September 22, 2008, offers additional guidelines for drive-thru windows and other drive-thru facilities, stating:

“Drive-thru windows for commercial establishments and other drive-thru facilities have the potential to cause serious on-site and off-site traffic circulation problems. To address these potential problems, drive-thru windows and other drive-thru facilities should be approved only if the size and configuration of the lot are adequate to achieve a safe drive-thru facility, parking circulation and pedestrian system. All activity generated by the use must be accommodated on the site. Noise, glare and other nuisance aspects related to drive-thru facilities must not adversely affect adjacent properties.”

(These Comprehensive Plan Provisions are further discussed in the Land Use Analysis section of this report.)

ZONING ANALYSIS

The parcel under application is split-zoned C-6 and C-8, with the building being located entirely on the C-8 portion. Per the Zoning Ordinance, Par. 1 of Sect. 4-605 and Par. 1 of Sect. 4-805, a drive-in financial institution would be permissible by-right, in either a C-6 or C-8 district, if such use were located within a building of a shopping center. The current proposal, representing an independent building and site, is only permissible as a Category 5 special exception use in these districts, pursuant to Par. 6 of Sect. 9-501 and Par. 2 of Sect. 9-502 of the Ordinance.

Figure 7: ZONING ORDINANCE PROVISIONS (Appendix 6)

C-6 and C-8 Lot Requirements (Sect. 4-600 and 4-800)		
Standard	Required	Provided
Min. Lot Area	40,000 sq. ft.	27,426 sq. ft. ¹
Min. Lot Width	200 ft.	+/- 154 ft. ¹
Max. Building Height	40 ft.	+/- 39 ft.
Front Yard (Georgetown Pike)	45° angle of bulk plane, not less than 40 ft.	+/- 41.0 ft. (building) +/- 40.0 ft. (porch roof)
Front Yard (Walker Rd.)	45° angle of bulk plane, not less than 40 ft.	+/- 54.0 ft. (building) +/- 56.0 ft. (porch roof)
Rear Yard	20 ft.	+/- 34.0 ft.
Side Yard	N/A	+/- 60.5 ft. (drive-thru canopy)
Maximum FAR	0.40 (C-6) 0.50 (C-8)	0.10
Open Space	15%	+/- 20%
Parking Spaces	Parking: 12 spaces (4 per 1000 sf) Stacking: eight (8) spaces in front of first window and two (2) spaces for each additional window; except that five (5) stacking spaces may be permitted in front of each of the first two (2) windows, provided that both windows shall always remain open when the drive-in facility is operational	Parking: 14 spaces Stacking: 10
Loading Spaces	1 space	0 spaces ²
Screening / Buffering	None required	None

1. Reduction in lot size and dimensions for existing nonconforming lots permitted per Par. 1 of Sect. 2-405 of the Zoning Ordinance.
2. The applicant has requested a waiver of the loading space requirement.

The parcel has been a conforming commercial lot since the 1950s, with only a subdivision for public right-of-way purposes, allowing the proposed use to be exempt from the minimum lot size and width requirements of the current zoning district, per Sect. 2-405 of the Ordinance. Minimum yard requirements continue to apply.

Requested Waivers and Modifications

Waiver of Loading Space Requirement

According to the Zoning Ordinance Sect. 11-203, regarding loading spaces, a financial institution is required to follow Standard C: *"One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof."* The bank is proposed to be 2,552 square feet, which would require one (1) loading space. The applicant is requesting a waiver of the loading space requirement, indicating that they require no trash service or dumpsters due to their confidential paperwork being shredded and removed daily via courier service, along with limited kitchen garbage. Par. 3B of Sect. 11-202 allows the Director to reduce the required space *"in an amount which is justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant"*. Staff does not oppose this request.

Modification of Parking Setback

Par. 8 of Sect. 11-102 of the Ordinance specifies that *"off-street parking spaces that are located on the ground and are open to the sky may be located in any required yard but not closer than ten (10) feet to any front lot line, unless modified by the Board or BZA pursuant to Part 2 of Article 13"*. In the case of this application, the Walker Road right-of-way is considered to be the front lot line and would require a 10-foot parking setback. The applicant is requesting a modification to this requirement to accept the 9.5-foot distance shown on the SE Plat, due to the tight constraints of the site. Staff does not anticipate any adverse effects from the 0.5-foot modification, and does not oppose this request.

Modification of Trail Requirement

The County's Proposed Trail Plan specifies a 6-foot to 8-foot wide natural-surface or stone dust trail along the property's Georgetown Pike frontage. Since there are no other segments of such a trail existing in the area, staff supports the applicant's request to modify the trail requirement in favor of a 5' concrete sidewalk, which will be consistent with surrounding conditions and will provide a needed sidewalk connection.

Parking Standards (Par. 5 of Sect 11-104)

The Zoning Ordinance would require a minimum of 12 parking spaces for the proposed development and 14 surface parking spaces have been proposed, which would meet the requirement. A development condition is included that would limit the number of employees onsite at any given time to nine, to ensure adequate availability of parking for customer use. One proposed space would be designated as accessible, meeting ADA guidelines. The location of the accessible space would require customers to cross the interior drive aisle, but a marked crosswalk is proposed to mitigate that safety concern.

The ordinance also requires a minimum number of vehicle stacking spaces at drive-thru windows of drive-in financial institutions, to reduce the possibility of onsite circulation problems. The proposal meets the requirement of five stacking spaces in front of each of the two windows, provided that both windows always remain open when the facility is operational. A development condition has been included to ensure that both windows remain open during the hours of operation, in order to meet that requirement.

Landscaping and Screening Requirements (Sect. 13-200 and 13-300)

Ordinance requirements exempt any parking lot under 20 spaces from required interior or peripheral parking lot landscaping. There is, however, a minimum 10-year tree canopy requirement that would require 10% site coverage, in this case. There is little to no high-quality existing vegetation on site. The applicant proposes to install a number of shade trees, ornamentals, and shrubs to exceed the canopy requirement and to provide parking lot screening, though not required by ordinance.

Since surrounding uses are also office and commercial, there are no transitional screening or barrier requirements for a drive-in financial institution use on this property. The applicant's proposed plantings would serve to provide some level of screening to the neighboring properties and would exceed Ordinance requirements. (See the Transportation Analysis section of the report for further information on plantings proposed within the VDOT right-of-way).

Signage Requirements (Sect. 12-203 and 12-205)

Several building-mounted signs would be incorporated into the building façade, as detailed on Sheet 6 of the plans. The building-mounted signs appear to be in conformance with the placement criteria and size requirements of the Zoning Ordinance. The applicant also proposes to erect one freestanding monument sign, to measure just over six feet in height and to include approximately 39 SF of sign area, which would be in conformance with the requirements of Par. 4 of Sect. 12-

203, allowing one freestanding sign to a maximum height of 20 feet, and Par. 2 of Sect. 12-205, allowing up to 80 SF of sign area.

At least one secondary directional sign is specified on the plan. Pursuant to Par. 2 of Sect. 12-205, an individual enterprise with frontage on a major thoroughfare is only permitted to have one freestanding sign; however, directional signage may be allowed, per Par. 2G of Sect. 12-103, up to two square feet in area and no closer than five feet to any lot line. The proposed directional signage would appear to meet that criteria, if located properly onsite. Staff has no issues with the proposed signage.

General Special Exception Standards (Sect. 9-006)

All special exception uses shall satisfy the following general standards:

General Standards 1 and 2 would require that the proposed use at the specified location *“be in harmony with the adopted Comprehensive Plan”* and *“with the general purpose and intent of the applicable zoning district regulations”*. Staff finds that the proposed drive-in financial institution would be in harmony with the Comprehensive Plan and the purpose and intent of both the C-6 district, which supports neighborhood-serving retail located in community centers, and the C-8 district, which exists to provide locations for automobile-oriented uses in such areas. Staff believes that a drive-in financial institution use would be consistent with these goals, and would not negatively affect the existing community-oriented uses in the area.

General Standard 3 states that the proposed use shall *“be harmonious with and not adversely affect the use or development of neighboring properties”*. This standard also requires that *“the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof”*. The proposed redevelopment of the site to a drive-thru financial institution is not anticipated to create substantial adverse effects for the surrounding properties. The proposed use is consistent with the types of neighboring uses, the architecture of the proposed building would be within Ordinance bulk standards for the current Zoning Districts, and the proposed building has been collaboratively designed with representatives from the community to ensure that the result would be an attractive and iconic addition to the highly visible site.

The visual impact of stacked cars waiting at the drive-thru aisles, as well as pedestrian and vehicular safety concerns, would be mitigated by the proposed extension of the retaining wall, or addition of a guardrail/screening fence atop the wall, and staff would also encourage the applicant to consider installing additional vegetation to screen and/or beautify the wall, as might be warranted in the future to

mitigate the visual impact of the wall. Flexibility has been included in the development condition language to allow such supplemental landscaping to be installed, if needed. The row of proposed Class IV trees specified along the southern property boundary would also provide screening to the adjoining office building to the south. Staff believes that the proposed plan, subject to the included development conditions, would meet this standard.

General Standard 4 requires *“that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic”*. The proposed drive-in financial institution is projected to generate less traffic than the previous gas station use, which would have a positive effect on the demands of the local road system (see Appendix 4). The entrances to the site would be narrowed and reconfigured to improve access conditions, and pedestrian connectivity would be enhanced by the addition of a sidewalk connection along the Georgetown Pike frontage that did not previously exist. Overall, staff finds that the vehicular and pedestrian traffic associated with the proposed use would be an improvement and not be hazardous or conflict with existing or anticipated traffic.

General Standard 5 stipulates that *“the Board shall require landscaping and screening in accordance with the provisions of Article 13”*. The proposal appears to meet this standard (see above Landscaping and Screening section for further detail).

General Standard 6 stipulates that *“open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located”*. In both the C-6 and C-8 zoning districts, 15 percent of the gross area is required to be landscaped open space. The subject application proposes to exceed that requirement by achieving nearly 20% open space. In addition, a large area outside of the parcel boundary, within the public right-of-way, is proposed to be restored from asphalt to landscape, which will further increase adjacent open space. As a result, staff finds that the proposal would satisfy this standard.

General Standard 7 states that *“adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11”*. Adequate utilities, drainage, and parking have generally been provided with this application. The existing septic system will be required to be inspected and certified prior to site plan approval, but otherwise appears acceptable for the proposed use. Proposed parking would be adequate to meet Ordinance requirements, and the applicant has requested a waiver of the one required loading space. Staff is not opposed to this request and finds that, with the approval of the waiver request, this standard will be satisfied.

General Standard 8 specifies that *“signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance”*. The proposed signage appears to comply

with the Zoning Ordinance and a development condition is included that would require all signs to comply with Article 12. (Further specifics of the proposed signage were discussed previously in this report.)

Standards for All Category 5 Uses (Sect. 9-503)

This application is also subject to the three additional standards for all Category 5 special exception uses, which require conformance with the lot size and bulk regulations of the Zoning Ordinance, the performance standards specified in the applicable zoning district, and Article 17 of the Zoning Ordinance, which concerns site plans. With imposition of the proposed Development Conditions, staff finds that these standards would be met.

Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts (Sect. 9-505)

Drive-in Financial Institutions, when permitted by special exception, must also satisfy the following additional standards:

Standard A stipulates that *“such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated”*. The craftsman-style bank building, which has been designed specifically for this Great Falls location to satisfy the wishes of the community, will feature a clock tower, large porch, and high-quality finishing materials on all four facades, to ensure that the building will be a positive addition to the neighborhood and will reflect the high standards of the community. Staff concludes that the application meets Standard A and has proposed a development condition stipulating that the architecture and drive-in canopy shall be in substantial conformance with what is shown on the SE Plat.

Standard B states that the use *“shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties”*. Considerable input and review went into the final configuration of the Georgetown Pike entrance, in an effort to improve safety and functionality of the access that serves both this property and the adjoining property to the west. Pedestrian conditions would be improved by the proposal to remove the existing large oak tree that is in poor condition and has made a direct pedestrian connection along that frontage difficult in the past. The proposed plan has also been coordinated with a County reconstruction plan for Walker Road, which is reflected on the SE Plat. Staff concludes that the application meets this standard.

Standard C specifies that “the site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation”, and that “parking and stacking spaces shall be located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site”. The proposal meets general standards for vehicle parking and circulation within the site and there would be sufficient stacking spaces to meet the needs of the drive-in windows. The applicant is proposing to connect sidewalks along the entire site frontage and would include two pedestrian connections to the proposed building. Staff believes that vehicular and pedestrian access and circulation through the site would be sufficient to meet this standard.

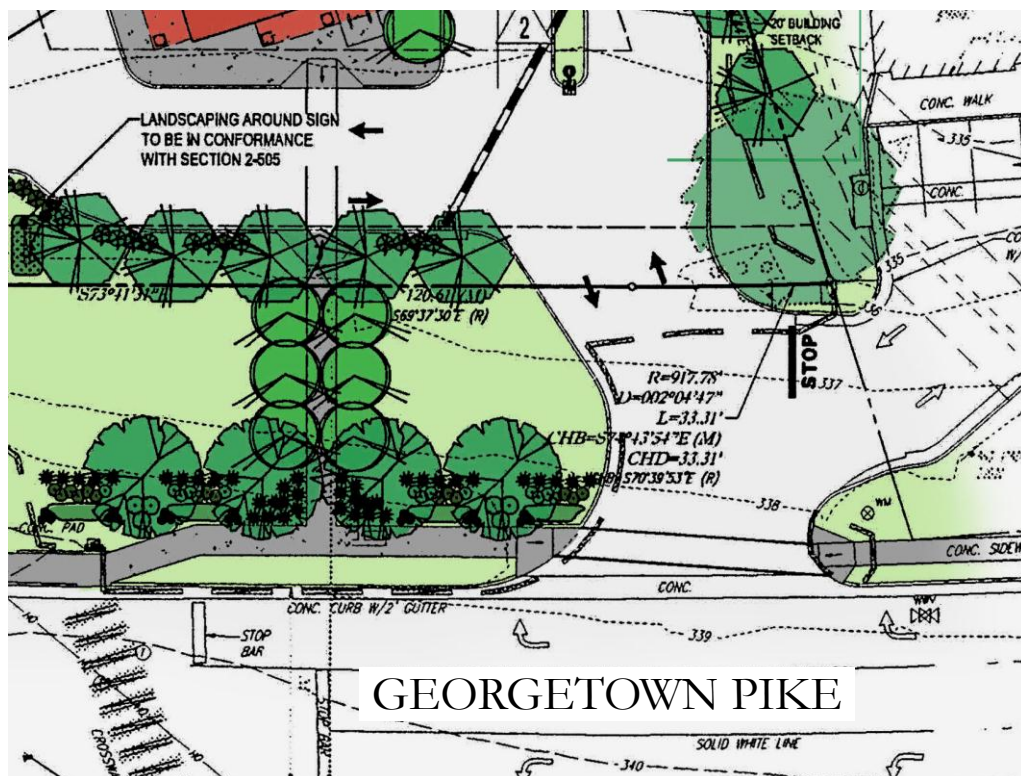


Figure 7: Georgetown Pike entrance detail.

Standard D states that “the lot must be of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors”. The proposal would meet all necessary use requirements and setback regulations and would allow for adequate parking and vehicular circulation within the site. The hours of operation would be consistent with other commercial uses in the area and would not adversely affect neighboring properties, nor should other operational factors. As a result, staff finds that the proposed use will not adversely affect any nearby properties as a result of the hours of operation, noise generation, parking, glare, or other operational factors.

Standard E applies to drive-through pharmacies; therefore, this standard is not applicable to this application.

LAND USE ANALYSIS

Staff believes that the proposed use would satisfy the spirit of the Comprehensive Plan, by revitalizing an existing commercial area while restricting commercial development to an existing commercially-zoned parcel. The proposal would bring additional community retail services to the area without creating additional commercial encroachment into the surrounding low-density residential area.

The Comprehensive Plan also expresses concerns about traffic circulation impacts of drive-through commercial establishments both on and off-site. A traffic statement (Appendix 4), submitted by the applicant, has determined that the proposed use would be less vehicle-intensive than the previous service station use and would reduce vehicle trips to and from the site. Internal site circulation is of concern, as well, and the proposed plan has been determined to meet requirements for vehicle stacking and circulation. Drive-thru banking windows would be located near the rear of the lot, separating the vehicle-intensive aspect of the use from the neighboring parcel by a septic area and additional landscape screening. Vehicle parking requirements are exceeded on the plan and would be contained on-site.

Removal of excess asphalt within the Georgetown Pike right-of-way, and reconfiguration of that entrance, would reduce stormwater runoff and improve vehicular safety.

Overall, staff finds that the proposed drive-in financial institution would complement the surrounding uses, would adhere to the Comprehensive Plan guidance described above, and would be in conformance with the Zoning Ordinance.

ENVIRONMENTAL ANALYSIS (Appendix 7)

LEED/Green Building

Although the site is not in an area where the Comprehensive Plan explicitly expects green development practices, Objective 13 of the Environment section of the Policy Plan encourages green building design in new construction and redevelopment (Appendix 5). Staff has encouraged the applicant to include such practices in its development plan. The applicant has agreed to pursue LEED certification for the project, and a development condition has been included to that effect.

Water Quality

Objective 2 of the Environment section of the Policy Plan encourages new development and redevelopment to apply innovative BMP's, infiltration techniques and better site design to minimize the negative effects of development on surface and groundwater resources in the County (Appendix 5). Staff feels that the proposed redevelopment presents an opportunity to incorporate additional innovative water quality and quantity controls. The applicant is exceeding the minimum 10% phosphorous removal BMP standard for redevelopment, by specifying a stormfilter unit that will provide approximately 20% phosphorus removal. The applicant is not proposing any innovative BMP's or LID techniques.

Tree Cover

While the applicant has provided a landscape plan that meets minimum ordinance requirements, staff feels that there might be additional opportunities to provide landscaping that would enhance the appearance and function of the site. The applicant is, however, proposing to add additional landscape features in the adjoining VDOT right-of-way, at the request of the community and in coordination with VDOT and the Great Falls Garden Club.

Site Contamination/Remediation:

In 2009, the site was found to be contaminated with petroleum byproducts and the Virginia Department of Environmental Quality (DEQ) was notified. Since that time, DEQ has coordinated an assessment and monitoring program in order to determine the extent of the contamination and to develop a cleanup strategy. Fuel dispensing service on the property has since ceased to operate and the underground tanks have been removed. The owner of the property is developing a Corrective Action Plan (CAP) that, upon approval by DEQ, will specify remediation methods and details of the cleanup strategy. A development condition has been included that would require the CAP plan to be in place, and the remediation process initiated, prior to site plan approval for this project.

The current applicant, being a prospective lessee, has no legal responsibility for the remediation but it is expected that the process will run for several years and will require a temporary 10' x 20' shed, housing remediation equipment, to be placed on the site until the cleanup is complete. The remediation shed is shown and noted on the SE Plat.

STORMWATER MANAGEMENT ANALYSIS (Appendix 7)Stormwater Detention

The proposed development would result in a reduction in impervious area and associated stormwater runoff, which would exempt the development from a stormwater detention requirement. There will be, however, new County stormwater regulations that are anticipated to take effect by July of 2014, which may impose additional requirements if construction permits are not granted by that time. Any

addition of stormwater structures not shown on the SE Plat may constitute a substantial change to the SE Plat and may require an SE Amendment.

Stormwater Quality

There is also a 10% phosphorus reduction required, per Par. 2B of Sect. 6-401 of the PFM, for redevelopment projects that may not otherwise require detention measures. The applicant is proposing to exceed that minimum requirement by achieving approximately 20% phosphorus reduction, using one stormfilter Best Management Practice (BMP) unit.

Outfall Adequacy

There has been, in the past, a drainage complaint concerning stagnant water at the outfall area on the property adjoining to the west. Staff investigated the recent inspections history of the private pond and found no outstanding issues. Adequate outfall conditions, however, will be required to be verified at the time of site plan review and any inadequacy might result in additional stormwater control measures being required onsite.

No Resource Protection Areas (RPA) or floodplains exist on the site.

TRANSPORTATION ANALYSIS (Appendix 8)

Walker Road Reconstruction

FCDOT will be implementing an improvement project along Walker Road, prior to construction of this proposal. The Walker Road plan is reflected as existing conditions on the SE Plat, and does not conflict with the current proposal.

Pedestrian Connectivity

The existing sidewalk connection along Georgetown Pike is currently incomplete, and a previous connection had been complicated by the existence of a large oak tree adjacent to the street, whose health would have been negatively affected by constructing a sidewalk through its critical root zone (CRZ). The oak tree, although impressive in size, has been declining in health in recent years and has now been determined to be in poor condition, and likely to become a safety hazard in the near future. The applicant agreed to either make every accommodation to protect the tree during the construction process or, with consensus of the public, to remove the tree and replace it with several other high-quality trees, and to construct a straight sidewalk section to complete the sidewalk network. Consensus was reached at a meeting of the Great Falls Citizen's Association to endorse the tree removal and replacement option.

Georgetown Road Entrance

There was also concern about the excess width and awkward configuration of the shared entrance off of Georgetown Pike. In coordination with VDOT, the applicant proposed narrowing this entrance, to make the configuration more clearly defined

and to remove excess pavement. The existing service drive arrangement would be removed but the connection to the west would remain, serving as an access to the neighboring development.

Landscaping in Right-of-Way

The Citizens of Great Falls have expressed a desire to have additional landscaping included in the unutilized right-of-way along Georgetown Pike, to beautify the intersection. The applicant is willing to provide such landscaping and to enter into any necessary maintenance agreement with VDOT. While conceptual landscaping is shown in this area on the SE Plat, staff encourages the applicant to continue working with the Great Falls Citizen's Association, the Great Falls Garden Club and VDOT to further develop a plan for this area that is satisfactory to all parties, and staff has included a development condition that would provide flexibility and allow further changes to the plan for this area prior to site plan review.

URBAN FOREST MANAGEMENT DIVISION (UFMD) ANALYSIS (Appendix 9)

Tree Preservation – 35" Oak

As previously discussed, there was concern that the limits of clearing and grading would be within the critical root zone of a large oak tree adjacent to the Georgetown Pike entrance and that subsequent construction activity might further affect the health of that tree, which is already in only marginal condition. As discussed in the Transportation Analysis, the applicant has agreed to remove the tree and replace it with several other quality trees in the nearby right-of-way.

Tree Preservation – Off-Site

There are several other existing trees, located just off-site, which might also be affected by the proposed construction activity. Additional development conditions have been included to further require proper tree preservation survey and protection techniques, in order to protect existing resources.

FAIRFAX COUNTY HEALTH DEPARTMENT ANALYSIS (Appendix 10)

Septic System

The applicant proposes to utilize the existing onsite sewage disposal system to serve the proposed building. In order to receive site plan approval, the existing system will need to be inspected and evaluated to ensure its adequacy and a future replacement plan must be identified. A development condition has been included to ensure that proper approvals would be obtained from the County Health Department prior to construction.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed drive-in financial institution on the subject property would be consistent with the existing neighborhood and community-serving uses in the area and would not adversely impact the site or neighboring properties. Staff finds that the application would be in harmony with the Comprehensive Plan and, with the approval of the proposed development conditions, would conform to all applicable Zoning Ordinance Provisions.

Recommendations

Staff recommends approval of SE 2013-DR-001, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Waiver of the loading space requirement for the drive-in financial institution use.
- Modification of the 10-foot parking setback along Walker Road in favor of a 9.5-foot setback shown on SE Plat.
- Modification of the trail requirement along Georgetown Pike in favor of a 5-foot concrete sidewalk.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Special Exception Affidavit
3. Statement of Justification
4. Traffic Statement
5. Comprehensive Plan Provisions
6. Zoning Ordinance Provisions
7. DPZ – Environmental Comments
8. DPWES – Stormwater Comments
9. FCDOT Comments
10. DPWES – Urban Forest Management Division Comments
11. FCHD – Health Department Comments
12. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS
SE 2013-DR-001
July 3, 2013

If it is the intent of the Board of Supervisors to approve SE 2013-DR-001, located at 9901 Georgetown Pike, Tax Parcel 13-1((1))-05A, for a drive-in financial institution, pursuant to Sect. 4-604 and 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

GENERAL:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provision of Article 17, Site Plans as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat for TD Bank", consisting of six sheets and prepared by Bohler Engineering, which is dated October 11, 2012 and revised through June 10, 2013, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

OPERATIONAL:

5. Hours of operation of the financial institution shall not exceed 8:00 a.m. to 8:00 p.m. Monday through Friday, 8:00 a.m. to 3:00 p.m. on Saturdays, and 12:00 p.m. to 4:00 p.m. on Sundays.
6. There shall be a maximum of nine employees on-site at any one time.

ARCHITECTURAL:

7. Architectural elevations and building materials shall be in substantial conformance with those shown on the SE Plat and described in the Statement of Justification (Appendix 3 of Staff Report).
8. Materials for the retaining wall, adjacent to the drive-thru lanes, shall consist of stone, cast stone, or red brick, similar in quality and appearance to materials used on the building facade.
9. The retaining wall shall be a maximum height of 5 feet, as specified on the SE Plat, but additional extension of the wall above final grade, or an ornamental guardrail/screening fence, shall be allowed to a maximum height of 3.5 feet above final grade, or as required to satisfy pedestrian or vehicular safety regulations.

GREEN BUILDING:

10. Prior to the building plan approval, the applicant will submit, to the Environment and Development Review Branch (EDRB) of DPZ, documentation from the U.S. Green Building Council (USGBC) demonstrating the applicant's enrollment in the Leadership in Energy and Environmental Design (LEED) Portfolio/Volume Program. Prior to the issuance of the building permit, the applicant will provide documentation that the proposed project is pre-registered with the LEED Portfolio/Volume Program. Prior to release of the bond for the project, the applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification or a higher level of certification from the USGBC for the building.

As an alternative to the actions outlined in the above paragraph, or if the applicant is unable to provide documentation confirming both the applicant's enrollment in, and the specific project's pre-registration in the LEED Portfolio/Volume, the applicant will execute a separate agreement and post, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$67,650. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the USGBC, under the most current version of the USGBC's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system rating system or other LEED rating system, determined by the U.S. Green Building Council. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment.

If the applicant provides to the EDRB, within 18 months of issuance of the final RUP/non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the USGBC to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant fails to provide, within 18 months of issuance of the final RUP/non-RUP for the building, documentation to the EDRB demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

ENVIRONMENTAL:

11. Prior to site plan approval, a Corrective Action Plan (CAP) to address previously discovered site contamination must have been approved by the Virginia Department of Environmental Quality (DEQ), and implementation of the CAP shall be underway, to the satisfaction of DEQ.
12. The temporary 10'x20' remediation shed, shown on the SE plat, is the responsibility of others, and shall be allowed to remain onsite until the groundwater remediation effort is deemed complete by the Virginia Department of Environmental Quality. At such time, the shed shall be removed from the site, and the site conditions and landscaping shall be restored to satisfactory condition, as determined by DPWES. (Also see condition #14C)
13. Prior to site plan approval, evaluation and approval of the existing septic system, or approval of a suitable replacement system shall be obtained from the Fairfax County Department of Health. Any major change to the septic system location would constitute a substantial change to the SE Plat and would require an SE Amendment.

LANDSCAPE:

14. Landscaping and sidewalk treatments shall be provided as generally shown on the Special Exception Plat, as modified only to meet the species diversity and other applicable requirements of the Public Facilities Manual (PFM), and as conditioned, subject to review and approval of the Urban Forestry Management Division (UFMD) of the Department of Public Works and Environmental Services (DPWES) at the time of site plan review:
- A. Supplemental landscaping may be installed by the applicant, in addition to the landscaping shown on the SE Plat, that is determined to not conflict with the required landscaping or other details approved on the SE Plat.
 - B. At least 70% of site plantings shall be native species, as indicated on the SE Plat.
 - C. Any proposed plantings that cannot be installed due to the installation/removal of the temporary remediation shed shall be installed after the remediation shed has been removed. The applicant shall notify DPWES within 90 days of shed removal for subsequent inspection of plantings.
 - D. Proposed trees adjacent to the Walker Road right-of-way shall be reviewed to ensure that the species selected shall not impede sight distance from the site access. If it is determined that sight distance would be impeded, trees shall be moved and/or replaced as determined by UFMD.
 - E. Landscape improvements within the VDOT right-of-way area of Georgetown Pike shall be provided and maintained by the applicant, subject to approval of a license agreement with VDOT. The final design for this area shall continue to be refined with approval of VDOT and review and comment by the Great Falls Garden Club, prior to site plan approval.

STORMWATER:

15. BMP facilities shall be determined to provide a minimum of 20% phosphorus reduction, as specified on the SE plat, prior to site plan approval.
16. Prior to site plan approval, a private maintenance agreement for the stormfilter system shall be approved by and filed with DPWES.

17. Stormwater outfall adequacy, per the PFM, shall be demonstrated at the time of site plan review. Stormwater detention may be required if outfall is determined to be inadequate, and would require an amendment to this Special Exception.

TREE PRESERVATION:

18. A demolition narrative shall be prepared by the project arborist, for review and approval by the Urban Forest Management Division (UFMD) at the time of site plan review, detailing the methods of demolition of all existing features and structures, identifying methods to reduce the impact of demolition activities to on-and off-site trees, including the removal of existing curb, gutter and asphalt.

19. The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater, within 25 feet of the limits of clearing and grading within the undisturbed area, and 10 feet of the limits of clearing and grading, in the disturbed area shown on the SE Plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

20. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a

manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

21. The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
22. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

23. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted plan. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.

- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete

24. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as per specific conditions and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

TRANSPORTATION:

25. The proposed parking space closest to the intersection of Walker Road and Georgetown Pike shall be allowed to encroach into the corner lot restriction area (sight triangle), as shown on the SE Plat, since the encroachment would not currently impede actual sight distance due to the excess right-of-way in that area. At such time that VDOT or FCDOT determine that such an encroachment becomes an impediment to sight distance and/or vehicular safety, said parking space shall be removed and/or relocated by the applicant at their expense.
26. Two drive-thru lanes shall be open at all times that windows are operational, to provide adequate vehicle stacking.

SIGNAGE/LIGHTING:

27. Signage shall be in substantial conformance with that shown on the SE Plat and all signage shall comply with the provisions of Article 12 of the Zoning Ordinance.
28. No freestanding commercial signs, other than the 6-foot monument sign depicted on the SE plat, shall be permitted. Bank logos or other advertising shall not be placed on any directional signage.
29. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 18, 2013
(enter date affidavit is notarized)

I, Lori K. Murphy, Esquire, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
☒ applicant's authorized agent listed in Par. 1(a) below

1196326

in Application No.(s): SE 2013-DR-001
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
TD Bank, National Association Michael E. Powell	12000 Horizon Way Mount Laurel, NJ 02054	Applicant/Lessee Agent
Bean, Kinney & Korman, P.C. Frederick R. Taylor, Esquire Lori K. Murphy, Esquire Lauren K. Keenan, Esquire	2300 Wilson Blvd., 7th Floor Arlington, VA 22201	Attorney/Agent for Applicant/Lessee Attorney/Agent Attorney/Agent Attorney/Agent
Bohler Engineering VA, LLC Michael J. O'Hara Daniel M. Duke	22636 Davis Drive, Suite 250 Sterling, VA 20164	Engineer/Agent Agent Agent
Kimley- Horn and Associates, Inc. Edward Y. Papazian Matthew J. Horne	11400 Commerce Park Drive, Suite 400 Reston, VA 20191	Transportation Engineer/Agent Agent Former Agent
Fairfax Petroleum Realty, LLC William P. Crowe	6820-B Commercial Drive Springfield, VA 22151	Title Owner/Lessor Agent

(check if applicable) ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Page 1 of 1**Special Exception Attachment to Par. 1(a)**DATE: June 18, 2013
(enter date affidavit is notarized)

1196324

for Application No. (s): SE 2013-DR-001
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME

(enter first name, middle initial, and last name)

ADDRESS

(enter number, street, city, state, and zip code)

RELATIONSHIP(S)(enter applicable relationships listed in **BOLD** above)Reed Smith LLP
David S. Houston, Esquire3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042Attorney/Agent for Title Owner
Attorney/Agent

(check if applicable)

☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 18, 2013
 (enter date affidavit is notarized)

1196326

for Application No. (s): SE 2013-DR-001
 (enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
 TD Bank, National Association
 2035 Limestone Road
 Wilmington, DE 19808

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
 TD Bank US Holding Company

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)DATE: June 18, 2013
(enter date affidavit is notarized)

1196324

for Application No. (s): SE 2013-DR-001
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)TD Bank US Holding Company
Two Portland Square
Portland, ME 04101**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

TD USP&C Holdings, ULC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)TD USP&C Holdings, ULC
900 Home Oil Tower
234-8th Avenue S.W.
Alberta, Calgary
T2P 2Z2 Canada**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

The Toronto-Dominion Bank

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)DATE: June 18, 2013
(enter date affidavit is notarized)

1196326

for Application No. (s): SE 2013-DR-001
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)The Toronto-Dominion Bank
P.O. Box 1
Toronto-Dominion Centre
Toronto, Ontario
M5K 1A2 Canada**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)The Toronto-Dominion Bank is a publicly
traded company and the shareholders
change daily.**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Bean, Kinney & Korman, P.C.
2300 Wilson Blvd., 7th Floor
Arlington, VA 22201**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)Jonathan C. Kinney
James W. Korman

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a
"Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)DATE: June 18, 2013
(enter date affidavit is notarized)

1196324

for Application No. (s): SE 2013-DR-001
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Bohler Engineering VA, LLC
22636 Davis Drive
Suite 250
Sterling, VA 20164**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)Bohler Engineering, PC
Adam J. Volanth
Daniel M. Duke
Mark R. Joyce**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Bohler Engineering, PC
22636 Davis Drive
Suite 250
Sterling, VA 20164**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Ludwig H. Bohler

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)DATE: June 18, 2013
(enter date affidavit is notarized)

1196326

for Application No. (s): SE 2013-DR-001
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive, Suite 400
Reston, VA 20191**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Fairfax Petroleum Realty, LLC
6820-B Commercial Drive
Springfield, VA 22151**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)Fairfax Petroleum Holding, LP
Fairfax SPE, Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)DATE: June 18, 2013
(enter date affidavit is notarized)

1196326

for Application No. (s): SE 2013-DR-001
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Fairfax SPE, Inc.
6820-B Commericia Park Drive
Springfield, VA 22151**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)Eyob (NMI) Mamo
Gerald (NMI) Schaeffer**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Fairfax Petroleum Holding SPE, Inc.
6820-B Commercial Drive
Springfield, VA 22151**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)Eyob (NMI) Mamo
Gerald (MNI) Schaeffer

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 18, 2013
 (enter date affidavit is notarized)

1196326

for Application No. (s): SE 2013-DR-001
 (enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

Fairfax Petroleum Holding, LP
 6820-B Commercial Drive
 Springfield, VA 22151

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Fairfax Petroleum Holding SPE, Inc.,
 General Partner, does not own 10% or more
 of Fairfax Petroleum Realty, LLC, The Title
 Owner

Eyob (NMI) Mamo, Limited Partner

Gerald (NMI) Schaeffer, Limited Partner

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)DATE: June 18, 2013
(enter date affidavit is notarized)

1196326

for Application No. (s): SE 2013-DR-001
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042(check if applicable) ☐ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Abbott, Kevin C.	Brown, Michael K.	Graumlich, Betty S.W.
Abdalla, Tarek F.	Burke, Carol M.	Greenblatt, Lewis B.
Alexander, Eric L.	Burroughs, Benton, Jr.	Green-Kelly, Diane
Allen, Thomas L.	Cameron, Douglas E.	Greer, Amy J.
Andrews, Alexander T.	Cameron, Scott P. (former)	Greeson, Thomas W.
Arnold, Roy W.	Campos, Lorraine M.	Grellet, Luc J.
Atallah, Ana (NMI)	Caplan, Gary S.	Grignon, Margaret A.
Baker, Scott D.	Carder, Elizabeth B.	Grimes, David M.
Barber, William J.	Cardozo, Raymond A.	Gross, Dodi Walker
Barnes, James J.	Casdagli, Emma F.	Guadagnino, Frank T.
Bartfeld, Arnold L.	Cassidy, Peter J.	Gunn, Richard M.
Bastier, Ellen L.	Charot, Benoît (NMI)	Gwynne, Kurt F.
Beale, Giles W.	Cheung, Janet Bo Chun	Hackett, Mary J.
Beale, Timothy (NMI)	Clark II, Peter S.	Halbreich, David M.
Begley, Sara A.	Cobetto, Jack B.	Hammodi, Ziad A.
Beilke, Michele J.	Cody, Daniel A.	Hansson, Leigh T.
Bell, Gordon F.	Cohen, David R.	Hardy, Peter A.
Bernier, Maria N.	Colen, Frederick H. (former)	Hargreaves, Phillip M. (former)
Bernstein, Leonard A.	Colman, Abraham J.	Hartley, Simon P.
Bettino, Diane A.	Conner, Walter T.	Hartman, Ronald G.
Bhattacharyya, Gautam (NMI)	Connoley, Mark F.	Hasselman, Scot T.
Bickham, J. David	Connors, Eugene K. (former)	Hawley, Terence N.
Binder, Justus (NMI)	Convery III, J. Ferd	Healy, Christopher W.
Binis, Barbara R.	Cooper, Steven (NMI)	Heffler, Curt L.
Birt, Steven J.	Cotler, Alan K.	Hemming, Seth M.
Blasier, Peter C.	Cousté, Marina (NMI)	Hewetson, Charles M.
Bochner, Russell J.	Davies, Colleen T.	Hill, Robert J.
Bolden, A. Scott	Davis, James M.	Hill, Thomas E.
Bonessa, Dennis R.	Dentice, Nathan (NMI)	Hirsch, Austin L.
Booker, Daniel I.	Dermoddy, Debra H.	Hitt, Leo N.
Boven, Douglas G.	DiFiore, Gerard S.	Ho, Delpha (NMI)
Bovich, John P.	Dilling, Robert M.	Hofmeister, Jr. Daniel J.
Box, Tamara (NMI)	Dillon, Lee Ann	Honigberg, Carol C.
Bradley, Patrick E.	Gabbert, Dale (NMI)	Hooper, John P.
Brennan, James C.	Gallo, Frank J.	Horriggan, Courtney T.
Brown, Andrew K.	Gasparetti, Lorenzo E.	Houston, Marsha A.
Brown, Charles A.	Geist, Melissa A.	Hultquist, James T.
Brown, Jon H.	Gentile, Pasquale D.	Husar, Linda S.

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: June 18, 2013
(enter date affidavit is notarized)

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for Application No. (s): SE 2013-DR-001
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Iino, John M.	Martini, John D.	Pierre, Yvan Claude J.
Illouz, Stephane (former)	McAllister, David J.	Pike, Jonathan R.
Ince, Thomas A.	McCarroll, James C.	Poe, Alexandra (NMI)
Innamorato, Don A.	McConnell, Stephen J.	Pollack, Michael B.
Jared, Cynthia (NMI)	McDavid, George E.	Powell, David C.
Jaskot, Paul J.	McGarrigle, Thomas J.	Pryor, Gregory J.
Jeffcott, Robin B.	McNair, James E.	Quenby, Georgia M.
Jenkinson, Andrew P.	McNichol, Jr., William J. (former)	Quinn, Jonathan S. (former)
Jong, Denise (NMI)	Mehfoud, Kathleen S. (former)	Radley, Lawrence J.
Jordan, Gregory B.	Melodia, Mark S.	Rahl, J. Andrew (former)
Kabnick, Lisa D.	Metro, Joseph W.	Raju, Ajay K.
Karides, Constantine (NMI)	Miller, Edward S.	Rawles, Douglas C.
Kaufman, Marc S.	Miller, Jesse L.	Raymond, Peter D.
Kaung, Alexander (NMI)	Miller, Steven A.	Reed, W. Franklin (former)
Kirk, Dusty E.	Min, Catharina Y.	Reid, Graham M.
Kirkpatrick, Stephen A.	Moberg, Marilyn A.	Reinke, Donald C.
Klein, Murray J. (former)	Mok, Kar Chung (NMI)	Robinson, Richard A.
Kohn, Steven M. (former)	Moller, Charlotte (NMI)	Roche, Brian D.
Kozlov, Herbert F.	Morrison, Alexander David	Rosen, Barry S.
Kramer, Ann V.	Munsch, Martha Hartle	Rosenbaum, Joseph I.
Krasik, Carl (NMI)	Napolitano, Perry A.	Rosenberg, Carolyn H.
Krebs-Markrich, Julia (NMI)	Naugle, Louis A.	Roth, Robert A.
Kugler, Stefan L.	Nelson, Jack R.	Rowan, Vincent B.
Kwuon, Janet H.	Nicholas, Robert A.	Rubenstein, Donald P.
Lacy Jr., D. Patrick (former)	O'Brien, Kathyleen A.	Ryan, Catherine S.
Lai, Ivy (NMI)	O'Donoghue, Cynthia (NMI)	Rydstrom, Kirsten R.
Lasher, Lori L.	O'Neil, Mark T.	Rymer, Philip R.
Leech, Frederick C.	Paisley, Belinda L.	Sanders, James L.
Leiderman, Harvey L.	Parker, Roger J.	Sanders, Michael (NMI)
Li, Lianjun (NMI)	Patterson, Lorrin E. (former)	Sauvage, Nicolas C.
Loepere, Carol C.	Pearman, Scott A.	Schaffer, Eric A.
LoVallo, Michael A.	Peck, Daniel F.	Schatz, Gordon B.
Lowenstein, Michael E.	Pedretti, Mark G.	Schlecker, David M.
Lyons, III, Stephen M. (former)	Pepper, Michael (NMI)	Schlesinger, Matthew J.
Magera, George F.	Peterson, Matthew J.	Schmarak, Bradley S.
Maguire, Nicola K.	Peterson, Kurt C.	Schwartz, Wendy H.
Mahone, Glenn R.	Phillips, Richard P.	Scogin, Hugh T.
Maiden, Todd O.	Phillips, Robert N.	Scott, Michael T.
Mantell, Nanette W.	Phillips, Robert D.	Seaman, Charles H.
Martin, James C.		

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: June 18, 2013
(enter date affidavit is notarized)

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for Application No. (s): SE 2013-DR-001
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)Sedlack, Joseph M. (former)
Sessa, Stephen E.
Shanus, Stuart A.
Sharma, Asha Rani
Shaw, Nicholas J.
Shay-Byrne, Olivia (NMI)
Short, Carolyn P.
Shugrue, John D.
Siev, Jordan W.
Sigelko, Duane F.
Simons, Robert P.
Singer, Paul M.
Skrein, Stephen P.
Slater, Phillip B.
Smersfelt, Kenneth N.
Smith, John Lynn
Smith, Robert M.
Snyder Bagnell, Nicole R.
Sollie, Kyle O.
Sorensen, Anker (NMI)
Spafford, Richard A.
Speed, Nicholas P.
Springer, Claudia Z.
Stanley, David E.
Stephenson, Leon (NMI)
Stewart II, George L.
Stimpson, Barry P.
Suddath, Thomas H.
Suess, Philipp T.
Swinburn, Richard G.
Tandler, James R.
Tashman, Matthew E.
Taylor, Andrew D.
Taylor, Philip M.
Teare, Peter A.
Terras, Alexander (NMI)
Thallner Jr., Karl A.
Thomas, Alexander Y.
Thompson, David A.Thompson, Gary S.
Tillman, Eugene (former)
Tocci, Gary M.
Todd, Thomas (former)
Tompkins, Benjamin F.
Toms, Jason (NMI)
Unkovic, John C. (former)
Vishneski, John S.
Vitsas, John L.
von Waldow, Arnd N.
Wasserman, Mark W. (former)
Weiss, David E.
Weissman, David L.
Weissman, Sonja S.
Weller, Charles G.
Wells, Kristin I.
Weyman, Mark L. (former)
Wilkinson, James F.
Wilkinson, John NR
Wolff, Sarah R.
Wood, Douglas J.
Wray, Richard K. (former)
Yam, Perry (NMI)
Yan, Betty (NMI)
Yan, Jay J.
Yoo, Thomas J.
Zaman, Peter O.
Zoeller, Lee A.
Zurzolo, Tracy L.Additions:
Borg, Christopher (NMI)
Boutcher, David J.
Broughton, Kenneth E.
Brown, Claude (NMI)
Enochs, Craig R.
Haag, Edmund L.
Hardin, Julie A.
Holloway, Wanda G.
Mercadante, James A.
Scheve, Stephen E.
Temple, Mark D.
Turner, Paul B.
Watt, Christopher (NMI)(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 18, 2013
 (enter date affidavit is notarized)

1196326

for Application No. (s): SE 2013-DR-001
 (enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2013-DR-001

(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVITDATE: June 18, 2013

(enter date affidavit is notarized)

1196320

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Lori K. Murphy☐ Applicant☒ Applicant's Authorized AgentLori K. Murphy, Esq.

(type or print first name, middle initial, last name, and & title of signer)

Subscribed and sworn to before me this 18th day of June, 2013, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2015Lesly C. Lopez
Notary Public



STATEMENT OF JUSTIFICATION
Revised June 21, 2013

SE 2013-DR-001
RECEIVED
 Department of Planning & Zoning
 JUN 21 2013
 Zoning Evaluation Division

Special Exception Application
 Application of TD Bank, N.A. located at 9901 Georgetown Pike, Great Falls
 GPIN# 0131 01 005A

1. *Introduction*

- This application is for a special exception to allow a drive-in financial institution in a C-8 District.
- Site Area: 27,426 square foot (0.63 acre)
- Site is currently split-zoned, C-8 and C-6
- Hours of Operation for proposed use:

	Lobby	Drive-in
Monday-Wednesday	8:30 a.m.-5:00 p.m.	8:00 a.m.-8:00 p.m.
Thursday & Friday	8:30 a.m.-8:00 p.m.	8:00 a.m.-8:00 p.m.
Saturday	8:30 a.m.-3:00 p.m.	8:30a.m.-3:00 p.m.
Sunday	12:00 p.m.-4:00 p.m.	12:00 p.m.-4:00 p.m.

2. *Zoning*

This is an application under Zoning Ordinance Sections 804(4)(F) and 805 (C-8 Highway Commercial District) for a drive-in financial institution in a C-8 District. The applicant seeks a waiver of Section 11-203 (loading space requirement) and a modification of the General Provisions relating to Off-Street Parking pursuant to Section 11-102(8).

The subject property consists of a 27,426 square foot (0.63 acre) parcel located at the southwest corner of Georgetown Pike (VA Route 193) and Walker Road. The parcel is predominately located within the C-8 District with the exception of a strip of land at the southern edge of the property which is located within the C-6 District. The property is not located within any overlay districts.

3. *Proposed Operation & Vicinity of Service*

The proposed bank will be a drive-in bank with a two-lane drive-through. The proposed bank is intended to provide banking services within a three mile radius of the site, offering the community a full service bank that offers extended hours of operation that meet the realistic needs of its neighbors and one at which bank officers will be on site for what would be considered extended hours in this area. This will allow the bank to meet the full range of customers' banking needs.



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The hours of operation of the proposed bank would be as follows:

Monday-Wednesday	8:30 a.m.-5:00 p.m.	8:00 a.m.-8:00 p.m.
Thursday & Friday	8:30 a.m.-8:00 p.m.	8:00 a.m.-8:00 p.m.
Saturday	8:30 a.m.-3:00 p.m.	8:30a.m.-3:00 p.m.
Sunday	12:00 p.m.-4:00 p.m.	12:00 p.m.-4:00 p.m.

The number of employees at any one time will not exceed nine. The number of patrons or customers at any one time will be comparable to other similarly situated banks in the area. Banks do not measure the number of persons entering the bank; instead it is the number of deposits that are counted. This deposit information has no bearing on the SE application. In this case, the zoning and land use for this site is dependent on the square footage of the bank, not the number of patrons. However, after discussions with Staff and in lieu of providing the number of patrons, the applicant has obtained additional information from the traffic engineer regarding the average daily total trips. The total daily trips anticipated for this proposed use based on the ITE Trip Generation Manual, 8th Edition, are 279 daily trips. This is a net decrease in trips to this site of 1069 trips/day from the existing use. In addition, the actual trips are likely to be even lower because the trip calculation for this site does not take into account the fact that a great deal of banking transactions are now handled online and electronically. Additionally, the bank's extended hours of operation and seven-days-a-week service further serve to decrease peak and daily trips.

4. *Location of Property and Current Use*

The subject property is located at the southwest corner of the intersection of Georgetown Pike (VA Route 193) and Walker Road. Previously, the site was improved with an Exxon gas station and service center. As of September 2012, the underground storage tanks were removed and the gas station is no longer pumping gas. The former lessee continued to operate the site as an automobile service station and repair facility, with several service bays on site, through February 2013. The site is the subject of a contamination complaint which is currently in the process of remediation with Virginia DEQ, and it is anticipated that monitoring will continue to occur over a number of years.

5. *Surrounding Area*

East of the site, across Walker Road, is a Shell gas station that is located within the Great Falls Center. The former lessee of the current site now operates the Shell station. South of the proposed leasehold is an office building with mixed uses called Great Falls Crossroads Condominium. West of the site, on the adjacent parcel are commercial, townhouse-style condo units that are part of the Village Center Condos, which includes a mix of uses, including a dry cleaners, mathematics tutoring business and shoe repair, to name a few. North of the site, across Georgetown Pike is open green space and parking for an old one-story strip-retail center with dry-cleaners, pizza restaurant, and a 7-11 convenience store.



SE 2013-DR-001

Additionally, a parcel of land managed by VDOT is located between the subject site and Georgetown Pike. The Applicant proposes improvements to this area also, as are shown on Sheet 4 of the Special Exception Plat.

6. *Special Exception Application*

The General Special Exception Standards, Fairfax County Code Sec. 9-006, provides, in part, that the proposed use be in harmony with the Comprehensive Plan and zoning regulations. The proposed development is in harmony with the Comprehensive Plan, which permits a drive-through bank subject to certain conditions.

The proposed building, utility locations, landscaping and parking lot configurations are subject to final engineering, but will remain in substantial conformance as depicted on the Special Exception Plat. The Special Exception Plat includes six sheets:

- Sheet One: Cover Sheet
- Sheet Two: Existing Conditions Plan/Existing Vegetation Map
- Sheet Three: Special Exception Plat
- Sheet Four: Landscape Plan
- Sheet Five: Preliminary Stormwater Management Plan
- Sheet Six: Building Elevations/Site Details

The proposed development includes a ^{2,616}~~2,616~~ square foot TD Bank with an FAR of 0.10 within the C-8 zone.

7. *Traffic Impact of Proposed Use*

This site is located in a general commercial area. Based upon ITE studies, it is reasonable to presume that traffic generation will be substantially less than that of an automobile service station. The TD operating model of extended hours also serves to diffuse "peak hour" trips. The site is located in a general commercial area and will draw upon operators or patrons already in the immediate area. In banking, as opposed to some other uses, the drive through facility is viewed as something subordinate to the primary building, not attracting additional business because of its presence, but rather providing a convenience to the customer and facilitating overall traffic circulation. Kimley-Horn and Associates, Inc. provided an additional traffic statement dated March 20, 2012, regarding the reduction in traffic overall. The Traffic Statement indicates the maximum expected trip generation and the distribution of such trip generations by time of day.

The total daily trips anticipated for this proposed use based on the ITE Trip Generation Manual, 8th Edition, are 279 daily trips. This is a net decrease in trips to this site of 1069 trips per day from the existing use. In addition, the actual trips are likely to be even lower because the trip calculation for this site does not take into account the fact that a great deal of banking transactions are now handled online and electronically. Additionally, the bank's extended hours of operation and seven-days-a-week service further serve to decrease peak and daily trips.



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The Traffic Statement was sent to Fairfax County Department of Transportation on October 22, 2012. A copy of the October 22nd letter to Fairfax County Department of Transportation and the Traffic Statement was previously provided to the County. Fairfax County's Department of Transportation, replied via email on November 1, 2012, the following:

"Your Chapter 527 TIA determination request for a special exception TD Bank, N.A. with two drive-thru lanes at 9901 Georgetown Pike, Great Falls, Virginia (Tax Map 13-1 ((1)), Parcel 5A) has been reviewed. **A Chapter 527 is not required** for the proposed financial institution with two drive-thru lanes to replace the existing 8-pump gas station." *Via email from Ariel Yang.*

Conversations with County Staff included a request that the throat entrance into the site, from Georgetown Pike, include an improved curb/bulb to help narrow the entrance on Georgetown Pike. The plans include this change to the curb design on Sheet 3 of 6. Additionally, the Applicant will request approval from VDOT to make the improvements shown on the VDOT parcel located between the subject site and Georgetown Pike, namely the sidewalk improvements (Sheet 3) and landscape improvements (Sheet 4). We anticipate that a maintenance agreement will be required.

8. *Access and Connectivity*

The proposed use fronts on Georgetown Pike. Access to the site is achieved via a full-movement access points along Georgetown Pike and Walker Road. The width and location of access points will be refined and better defined with the new use. The width of the Georgetown Pike entrance at the VDOT right of way has been narrowed slightly with a bulb.

Further, the applicant proposes new sidewalk connectivity along Georgetown Pike, pending approval from VDOT. The proposed sidewalk location has been discussed with both Fairfax County Department of Transportation staff and VDOT. The County prefers the sidewalk to be located adjacent to the travel lanes on Georgetown Pike, but it would require the removal of a tree. The plan was presented to the Great Falls Civic Association and the citizens agree to the applicant building a sidewalk parallel to Georgetown Pike and providing additional landscaping. Thus, the proposed sidewalk will serve to improve connectivity between the adjacent parcels and improve walkability along Georgetown Pike. Additional trees are proposed to offset the loss of the existing tree which was aged and likely to require removal in the future.

9. *Description of Facade and Architecture*

The interior of the space will conform to TD Bank's high quality design standards.

The exterior of the building has been extensively discussed among the citizens of Great Falls. The citizens are in support of the design as submitted. The design is an arts and crafts-style bank with traditionally proportioned elements including a clock tower, canopy, and hip roof. The material includes a standing-seam metal roof, traditional red brick, buff colored cast stone at the base of the tower and support columns, and traditional white cornice moulding. The



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structure and overall design is intended to be complimentary to the surrounding community by honoring the unique flavor of the Great Falls Village.

The citizens input as to design of the building inspired the addition of a porch along both the Walker Road and Georgetown Pike facing facades of the building. A wraparound porch was shown on the third submission. However, because the porch included columns and because the length ran the length of the building, it qualified as a “deck” per the definitions provided in the Zoning Ordinance. As such, the porch facing Georgetown Pike did not meet the minimum setback requirements for permitted extensions. The porch required a redesign. Once notified of the need for a modified design, the applicant’s architect met with two local architects and the local historian to determine how to modify the building to conform to the Zoning Ordinance and still offer a similar aesthetic. The modified design is shown on the submitted plans.

In addition, the proposal will include a brick or masonry retaining wall at the rear of the site, which shall be aesthetically in conformity with the main building. The proposed wall will have a maximum height of +/- 5’ and will extend upward above top of curb to a maximum reveal height of +/- 3.5’. The intent of this change is to allow for a safety barrier for bank customers using the drive-in lanes or drivers utilizing the bailout lane.

10. Conformity to Comprehensive Plan Provisions, Applicable Ordinances and Waivers

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or for the waiver, exception or variance sought by the applicant, from such ordinances, regulations, standards and conditions, as are specifically noted with this justification.

In this case, the applicant seeks a waiver of Section 11-203, Standard C (waiver of loading space requirement). The plans appropriately show this request.

The applicant seeks a modification of Section 11-102(8) to allow for a 9.5-foot setback between the edge of curb on Walker Road and the parking spaces along Walker Road. The reason for this request is due to the landowner’s agreement to include the County’s Walker Road Diet plans in the site design. The plans appropriately show this request.

The subject property is located in the UP3 Hickory Community Planning Sector of the Upper Potomac Planning District. This planning sector states that commercial uses in these areas should be neighborhood-serving in nature and should be restricted to the existing commercially-zoned parcels. The proposed bank use is more in keeping with its neighbors, small office and retail uses.



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Waivers and Modifications

The applicant requests a waiver of the loading space requirement, Section 11-203, on the basis that due to security requirements, the bank disposes off-site all of the trash, recycling and documents. This waiver has been routinely granted for bank uses.

The applicant also seeks a modification of Section 11-102(8) to allow for a 9.5-foot setback between the edge of curb on Walker Road and the parking spaces along Walker Road. The code requires off-street parking spaces to be located not closer than ten feet to any front lot line unless modified by the Board pursuant to Part 2 of Article 13. The justification for the modification request is that the site has been recently impacted by the Walker Road Diet, which narrows the width between the right of way and the bank building. Despite the road diet, the applicant has maintained the travel aisle width and parking space length as required by code. Additionally, the citizens of Great Falls Civic Association request that the bank architecture include a front porch along the Walker Road elevation. The combination of the road diet and the requested architectural design, along with maintaining the required travel aisle widths and parking space lengths to code, support this modification request.

11. Hazardous Conditions and Recycling

There are no known hazardous or toxic substances under Federal, State or Local regulation to be generated, utilized, stored, treated, and/or disposed of on this site or otherwise associated with this application.

TD Bank does not use dumpsters or dumpster enclosures due to the nature of the business which requires protection of confidential financial data. Approximately one kitchen-sized bag of kitchen and bathroom garbage is removed daily and placed in a totter located behind the bank. The totter is similar to a residential garbage can and it is also the receptacle for shredded paper. The totter is emptied once a week from a private vendor.

12. Environment

The site currently has an open complaint with Virginia Department of Environmental Quality (or "DEQ") for gasoline constituents found in the on-site groundwater and nearby potable wells. Remediation efforts are underway and Virginia DEQ is currently preparing a Corrective Action Plan (CAP) to be reviewed by the public. ExxonMobil is the responsible party for all remediation efforts. The bank anticipates that remediation efforts will require others to place a temporary 10x20-foot¹ remediation trailer on the southwest corner of the property, as shown on Sheet 3 of 6, Special Exception Plat.

¹ The size of the remediation shed is approximate and is subject to the landowner's environmental consultant's determination.



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13. *Stormwater Management Facilities*

There are no significant environmental features (wetlands, streams, and habitat) on this site; however, the site does have a septic field in the Northwest corner. The proposed site is currently improved with a gas station and service station.

BMP will be provided for the subject property through a Stormwater BMP Unit and it will provide a minimum of phosphorous removal efficient at 20%. This is a 100% increase over the BMP initially proposed with this application. A commitment to treat 20% of the phosphorous removal exceeds the required minimum treatment level.

No SWM plan is required for the site because the post-development peak runoff does not exceed the pre-development runoff. *See* Sheet 5 of 6, Preliminary Stormwater Management Plan.

Outfall channels southeast to an open channel storm system which ultimately discharges into the Potomac River through the Difficult Run Watershed. The proposed development will decrease the peak runoff rate and adequate outfall will exist. *See* Sheet 5 of 6, Preliminary Stormwater Management Plan.

14. *Landscaping*

TD Bank exceeds the local jurisdiction's requirements for green space. In this case, the County requires tree canopy in the amount 2,743 square feet, combined with tree preservation and tree plantings. The proposed vegetation will include preservation of some canopy area through tree preservation (721 square feet) as well as the planting of deciduous trees (3,000 square feet). In total, the bank will provide 3,721 square feet of tree cover. This green space represents 13.57% of the site. Additionally, the bank will plant the areas surrounding the bank with grass and low shrubbery. *See* Sheet 4 of 6, Landscaping Plan.

Previous plan submissions showed the BMP facility located within a tree's critical root zone. This plan submission includes a change that moves the facility almost entirely outside of that critical root zone. Only 19% of the critical root zone is impacted by the development, which is less than the 40% allowed by the PFM. When the site is constructed, root pruning and Erosion and Siltation measures will be implemented. The proposed BMP will be located within the area that is root pruned. A notation about Tree Number 18 has been added to Sheet 2 in the Tree Preservation Narrative about this. In any case, the applicant has relocated the offsite manhole connection to be located outside of the critical root zone.

Additionally, the Applicant intends to propose landscaping on land owned by VDOT along Georgetown Pike. The intention is to provide for native species in that location. Also, the Applicant intends to propose a connecting sidewalk between the intersection of Walker Road and Georgetown Pike and extending West along Georgetown Pike. This improvement would serve to connect to previously unconnected section of sidewalk. Although this plan requires the removal of an existing tree, the citizens are in support of the new landscape and connectivity plan. These proposed improvements are subject to approval by VDOT.



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15. *Community Outreach*

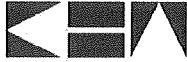
To date, numerous meetings have been held with the Great Falls Citizens Association. The first meeting was in May of 2012 where a general overview of the project was discussed. About 30 members of the community attended this first meeting. The second meeting was called in August of 2012 to specifically address the environmental remediation issues on the site. An environmental consultant discussed the remediation process and answered citizens' questions. Executives within TD Bank also discussed their business interest in operating a bank in Great Falls and expressed intentions to be a good corporate citizen. At a meeting held September 25, 2012, the focus was on architectural design and the general land use process. On February 12, 2013, a meeting was held to address architecture and site layout, specifically, and transportation generally. As a result of the last meeting, please see the updated elevations on page six of the SE Plans. The design indicated on Sheet 6 received favorable feedback from the citizens. On the evening of June 11th, another meeting was held to discuss the landscaping plans for the VDOT right of way and to offer Citizens a general update as to the status of the review process by the County. A follow up meeting regarding changes to the proposed porch facing Georgetown Pike was held the morning of June 18th. The June 18th meeting was attended by two local architects and one historian who have been involved in the design process of the Bank. TD Bank continues to welcome comments and feedback on the project.

A handwritten signature in cursive script, appearing to read 'Lori K. Murphy', written over a horizontal line.

Lori K. Murphy

Lauren K. Keenan

Attorneys and Agents for the Applicant



Kimley-Horn
and Associates, Inc.

Memorandum

■
11400 Commerce Park Drive
Suite 400
Reston, Virginia
20191

To: Lori K. Murphy, Esq. LEED AP
Bean Kinney and Korman

From: Edward Y. Papzian, P.E. *EYP*
Kimley-Horn and Associates, Inc.

Date: March 20, 2012

Subject: Traffic Statement
TD Bank
9901 Georgetown Pike

EXECUTIVE SUMMARY

This traffic statement demonstrates that the proposed drive-in financial institution at 9901 Georgetown Pike will result in no adverse traffic impact and will result in fewer trips than is generated by the existing gasoline service station on the property. This traffic statement also describes vehicle circulation and concludes that the proposed drive-in financial institution will operate in a safe and efficient manner.

INTRODUCTION

This memorandum serves as a traffic statement for the proposed TD Bank with drive-thru at 9901 Georgetown Pike in the Great Falls area of Fairfax County, Virginia. The property is located in the southwest corner of Georgetown Pike and Walker Road.

The site consists of 0.63 acres and currently contains a gasoline service station. It is in the C-6 zone (community retail) and the C-8 zone (highway commercial district). The proposed drive-in financial institution requires a special exception.

The proposed development involves the removal of the existing gasoline service station and its replacement with the bank with two drive-thru lanes.

TRIP GENERATION COMPARISON

Since the proposed drive-in financial institution will replace the existing gasoline service station, the AM and PM peak hour trips were compared. The existing gasoline service station contains eight fueling positions. The proposed bank with drive-thru lanes consists of 2,900 square feet of gross floor area and two drive-thru lanes.



The trip generation figures used in this analysis are from the Institute of Transportation Engineers (ITE) Trip Generation Report, 8th Edition. The trip comparison was based on the number of fueling positions at the gasoline service station and the number of drive-thru lanes at the bank. This comparison does not include any reductions for pass-by trips. This is due to the absence of data on pass-by percentages for both of the uses considered in this analysis and the desire to avoid distorting the comparison.

The trip calculations are shown in Table 1 below:

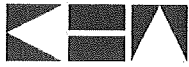
Table 1						
Trip Generation Comparison						
	AM Peak Hour			PM Peak Hour		
	In	Out	Two-Way	In	Out	Two-Way
<u>Condition Existing</u>						
Gasoline Service Station with 8 Fueling Positions ITE LU Code 944	49	47	96	55	56	111
<u>Proposed</u>						
Bank with 2 Drive-Thru Lanes ITE LU Code 912	11	8	19	27	28	55
Net Decrease in Trips	38	39	77	28	28	56

These figures show that the proposed drive-in financial institution will generate fewer trips than the existing gasoline service station.

It should be noted that the business model for TD Bank calls for its banks to be open seven days per week and with extended hours. This would result in a spreading of vehicle trips over these extended hours and lower trip generation figures during the peak hours than indicated in the ITE Trip Generation Report. Notwithstanding the above, this analysis is based on use of the Trip Generation Report.

VEHICLE CIRCULATION

The vehicle circulation for the proposed drive-in financial institution will operate in a safe and efficient manner. Ten vehicle stacking spaces are provided at the drive-thru windows. This is in accordance with the County's requirement of five spaces for each of the first two drive-thru windows. The proposed bank property is served by an access point along both Walker Road and along Georgetown Pike. This provides for effective dispersal of traffic entering and exiting the property.



Kimley-Horn
and Associates, Inc.

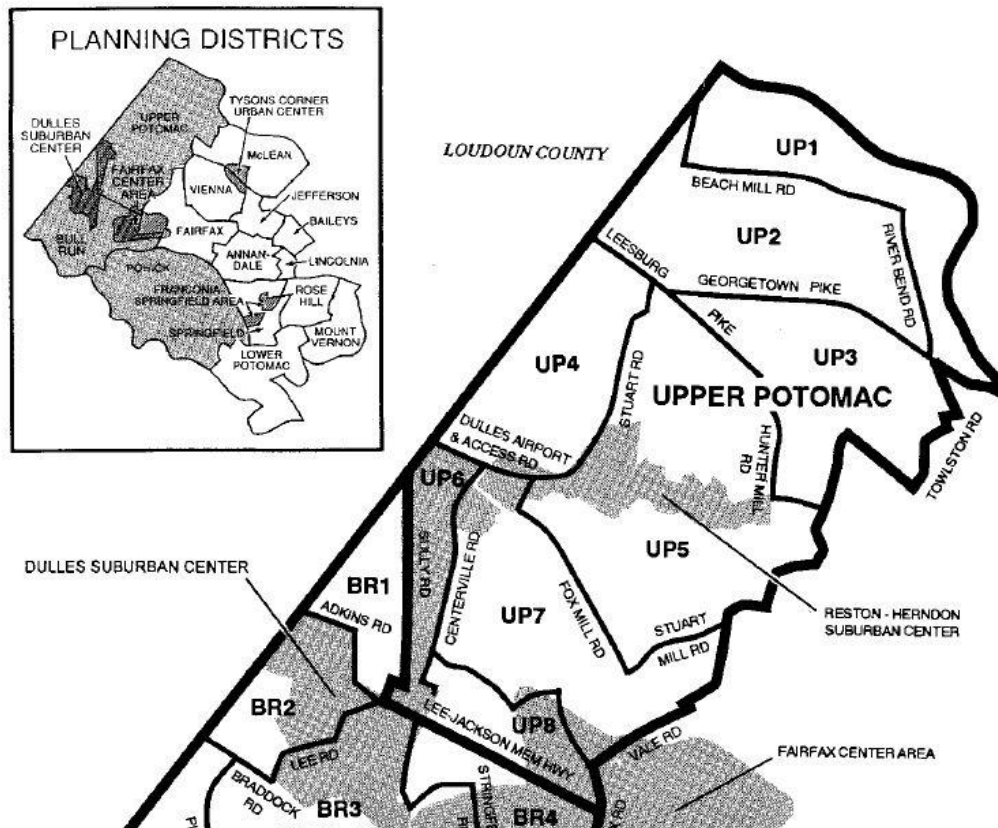
CONCLUSIONS

It is concluded that the proposed drive-in financial institution at 9901 Georgetown Pike will have no adverse impact on traffic. The trip generation for this facility is less than the existing gasoline service station on the property. The proposed special exception will not overburden the area roadway network. The vehicle circulation for the plan will operate in a safe and efficient manner. Sufficient stacking is provided for the drive-thru windows in accordance with County requirements.

The property is served by an access point along both Walker Road and Georgetown Pike. This provides for effective dispersal of traffic entering and exiting the property.

Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2011 Edition. For the full, unabridged, plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

UPPER POTOMAC PLANNING DISTRICT



UP3 HICKORY COMMUNITY PLANNING SECTOR

CHARACTER

The Hickory Community Planning Sector is generally bounded on the north by Georgetown Pike (Route 193), on the east by Old Dominion Drive and Towlston Road, and on the south by Leesburg Pike (Route 7). A portion of the sector between Hunter Mill Road and the Difficult Run Stream Valley extends south of Leesburg Pike (Route 7) to the Dulles Airport Access Road.

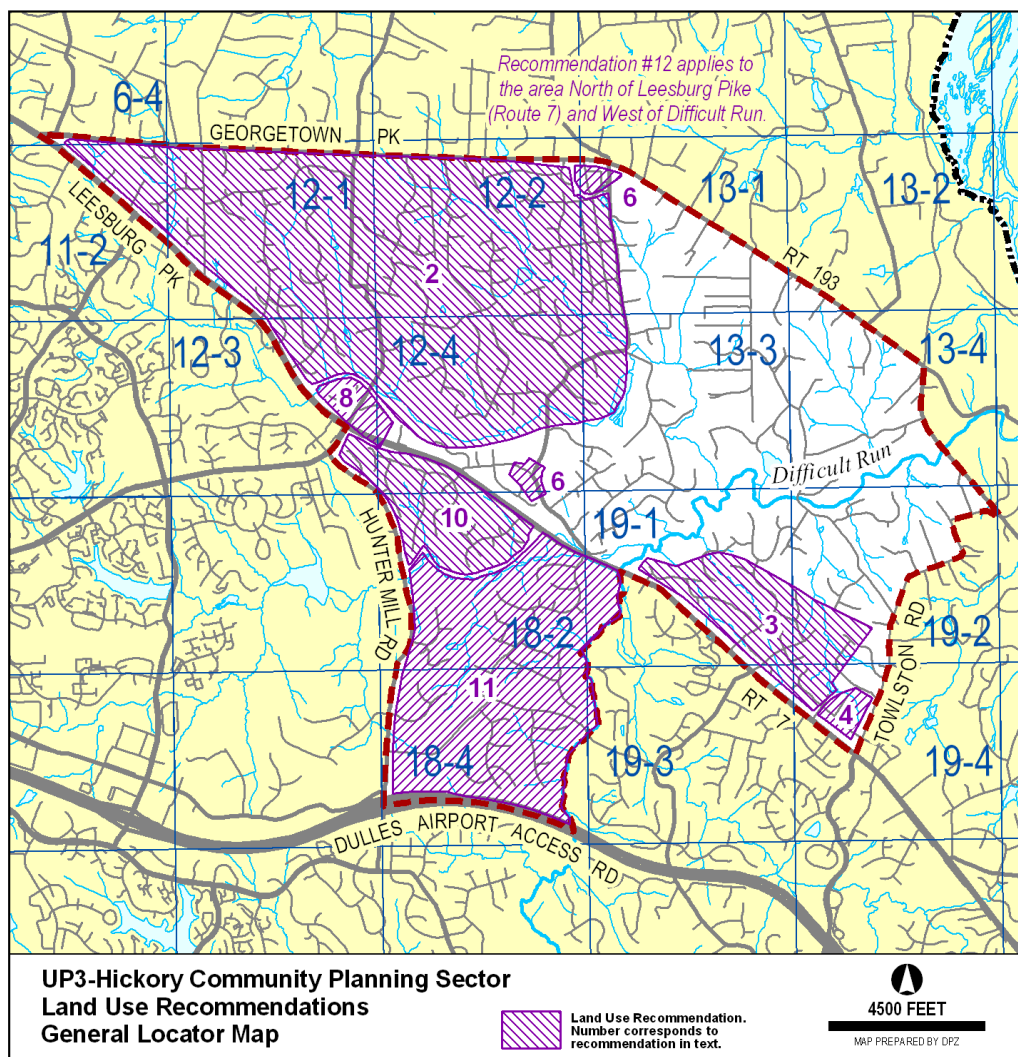
This sector retains much of the rural character of the Riverfront and Springvale sectors, although developed at a somewhat higher residential density. There are large-lot subdivisions and some in half- and one-acre development. There are several operating farms in the sector. A major land use objective for the sector is to maintain the low density character by encouraging large-lot residential development.

Local-serving commercial uses are located at Great Falls Village and at the intersection of Walker Road and Colvin Run Road. Additional commercial uses are available outside the sector in Reston, Herndon, Tysons Corner, and Vienna.

Colvin Run Mill Historic Overlay District is a significant heritage resource in this sector. The mill is listed in the Virginia Landmarks Register and National Register of Historic Places. Individual sites within the district are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory.

CONCEPT FOR FUTURE DEVELOPMENT

The Hickory Community Planning Sector is designated a Low Density Residential Area in the Concept for Future Development.



RECOMMENDATIONS

Land Use

6. Commercial uses should be limited to existing commercial areas in the vicinity of Walker Road and Route 193, and Walker Road and Colvin Run Road. Commercial uses in these areas should be neighborhood-serving in nature and should be restricted to the existing commercially-zoned parcels. However, it would be appropriate for some required commercial parking to be located on the residentially-zoned portion of Tax Map 12-4((16)), provided that the Alfred Leigh House is rehabilitated and maintained as defined in "The Secretary of the Interior's Standards for Historic Preservation Projects." The Fairfax County Architectural Review Board should provide guidance. The parking should be buffered from surrounding residential development. Such parking use should only be continued in conjunction with the continued maintenance of the Leigh House. Should the Leigh House be demolished, use of the residentially-zoned land for parking should cease and the land should be restored to its original condition or a condition appropriate for residential use.

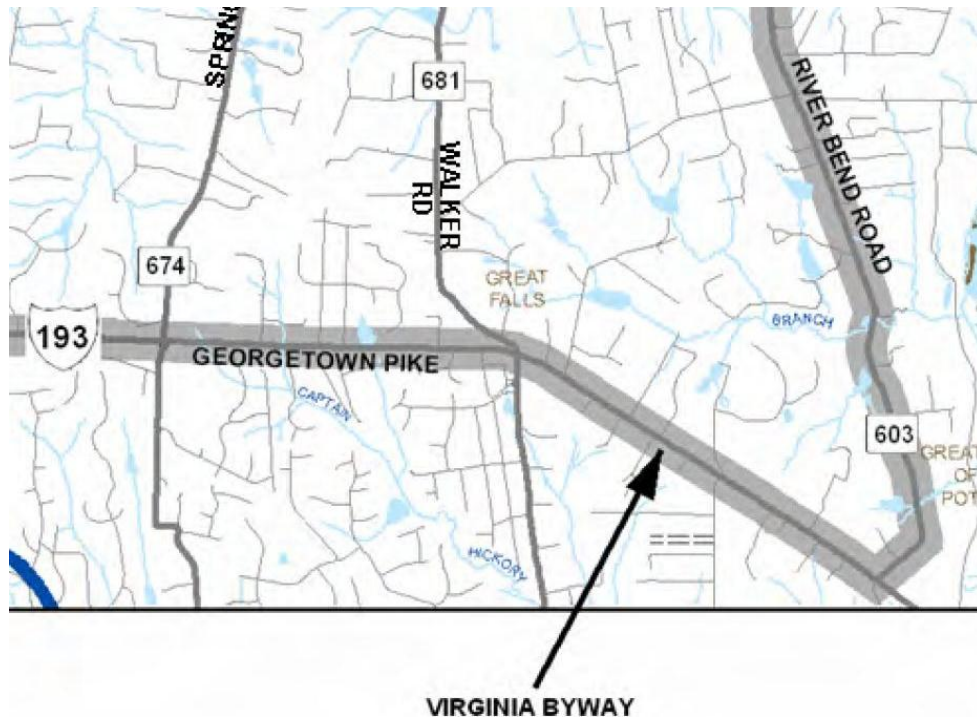
9. In this planning sector uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area. [Not shown]

12. Turner Farm Park, in the heart of the Great Falls area, is planned for an astronomical observatory for educational and recreational use by County schools and residents due to having among the darkest night sky in the Washington, D.C. Metropolitan Area. The night sky in the area surrounding the planned observatory should be protected from excessive and improper lighting. New development (i.e., public and private) in planning sector UP2 and planning sector UP3, north of Leesburg Pike (Rt. 7) and west of Difficult Run, should provide energy efficient lighting that reduces glare, eliminates light trespass and reduces sky glow.

13. Encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios).

Transportation (*excerpt*)

Georgetown Pike, which has been designated a Virginia Byway and determined eligible for listing on the Virginia Landmarks Register and the National Register of Historic Places, should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.



Trails Plan

Legend



Area with other specific guidance regarding streetscaping and trail requirements. Consult Area Plan documents for details. (See Note 1 below)



Major Regional Trail System (See Note 2 below)



Onroad Bike Routes



Major Paved Trail (See Note 3 below)



Minor Paved Trail (See Note 3 below)



Minor Paved Trail with parallel Natural Surface or Stone Dust Trail (See Note 4 below)



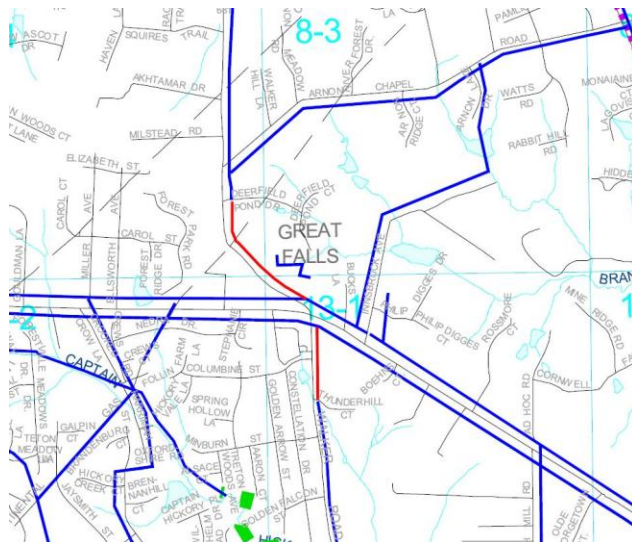
Natural Surface or Stone Dust Trail (See Note 4 below)



Stream Valley Trail



Trails in Other Jurisdictions



(natural surface or stone dust trail, 6'-8' wide, shown for Georgetown Pike and Minor paved trail shown on other side of Walker Rd)

Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated November 20, 2012. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

ARTICLE 2 – GENERAL REGULATIONS

PART 4 2-400 QUALIFYING LOT AND YARD REGULATIONS

2-405 Permitted Reduction in Lot Size Requirements for Certain Existing Lots (*excerpt*)

1. If a lot was recorded prior to March 1, 1941, or if a lot was recorded prior to the effective date of this Ordinance, and said lot met the requirements of the Zoning Ordinance in effect at the time of recordation, then such lot, either as a single lot or in combination with other such lots pursuant to a Building Permit, may be used for any use permitted in the zoning district in which located under this Ordinance even though the lot(s) does not meet the minimum district size, lot area, lot width and/or shape factor requirements of the district, provided all other regulations of this Ordinance can be satisfied.

This provision shall not apply to any such lot which, subsequent to the effective date of this Ordinance, is rezoned at the request of the owner or his agent or is subdivided by the owner or his agent, except for:

- A. A subdivision resulting from a voluntary dedication by the owner or a condemnation or acquisition of a portion thereof for public purposes by any governmental agency;

2-505 Use Limitations on Corner Lots

1. On every corner lot within the triangle formed by the street lines of such lot and a line drawn between points on such lines as established below, there shall be no structure or planting of such nature and dimension as to obstruct sight distance other than a post, column or trunk of a tree (but not branches or foliage), which is not greater than one (1) foot in cross section or diameter. Such sight distance shall be maintained between two (2) horizontal planes, one of which is three and one-half (3 ½) feet, and the other ten (10) feet above the established grade of either street or, if no grade has been officially established, then above the average elevation of the existing surface of either street at the center line thereof:

A. For a lot having an interior angle of ninety (90) degrees or more at the street corner thereof: Points shall be 30 feet from the property lines extended.

B. For a lot having an interior angle of less than ninety (90) degrees at the street corner thereof: Points shall be 30 feet from the property lines extended, plus one (1) foot for every ten (10) degrees or major fraction thereof by which such interior angle is less than ninety (90) degrees.

ARTICLE 9 – SPECIAL EXCEPTIONS

PART 0 9-000 GENERAL PROVISIONS *(excerpts)*

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

PART 5 9-500 CATEGORY 5 COMMERCIAL AND INDUSTRIAL USES OF SPECIAL IMPACT

9-501 Category 5 Special Exception Uses *(excerpt)*

6. Drive-in financial institutions

9-503 Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts (*excerpts*)

1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.
 - D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.

ARTICLE 11 – OFF-STREET PARKING AND LOADING, PRIVATE STREETS

PART 1 11-100 OFF-STREET PARKING

11-102 General Provisions (*excerpt*)

8. Except as may be qualified elsewhere in this Ordinance, off-street parking spaces that are located on the ground and are open to the sky may be located in any required yard but not closer than ten (10) feet to any front lot line, unless modified by the Board or BZA pursuant to Part 2 of Article 13; except that this ten (10) foot minimum distance shall not

be required between parking spaces provided for single family attached dwellings in parking bays and the front lot lines of single family detached dwelling unit lots and shall not apply to parking spaces provided for and on the same lot with single family detached or attached dwellings, provided such space shall not encroach into any sidewalk or trail.

11-104 Minimum Required Spaces for Commercial and Related Uses *(excerpt)*

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

5. Drive-In Financial Institution:

Four (4) spaces per 1000 square feet of gross floor area for customer service, lobby and teller area, plus additional space as required herein for any associated offices. In addition, there shall be eight (8) stacking spaces in front of the first window and two (2) stacking spaces in front of each additional window; except that five (5) stacking spaces may be permitted in front of each of the first two (2) windows, provided that both windows shall always remain open when the drive-in facility is operational

PART 2 11-200 OFF-STREET LOADING

11-202 General Provisions *(excerpt)*

- 3.** All required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be encroached upon or reduced in any manner except upon approval by the Director in accordance with the following circumstances:

B. Such space may be reduced in an amount which is justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant, or

11-203 Minimum Required Spaces *(excerpt)*

Minimum off-street loading spaces accessory to the uses hereinafter designated shall be provided in accordance with the following schedule:

Standard C: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.

- 6.** Financial Institution or Drive-In Financial Institution: Standard C.

ARTICLE 12 – SIGNS

PART 2 12-200 SIGN REGULATIONS BY USE AND DISTRICT

12-203 Commercial Uses - General *(excerpts)*

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in a C district or the commercial area of a P district, except as provided in Par. 12 of Sect. 207 below. The regulations of this section are supplemented by the provisions set forth in Sections 204, 205 and 206 below.

1. Building-mounted signs may be located anywhere on the surface of the walls or roof of the building, but no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof, except as permitted by Par. 2 below.
4. Unless further restricted by the provisions that follow, no freestanding sign shall exceed a height of twenty (20) feet.
8. Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet

12-205 Commercial Uses With Frontage on Primary Highways and Major Thoroughfares
(*excerpt*)

The following regulations shall supplement the provisions set forth in Sect. 203 above and shall apply to all uses located on commercially zoned lands which have frontage on a primary highway or on a major thoroughfare as shown on the adopted comprehensive plan but which are not located in a Sign Control Overlay District.

1. Building-mounted signs shall be limited to the sign area as specified in Sect. 203 above.
2. An individual enterprise which is not located within or on the same lot with a shopping center shall be permitted one (1) freestanding sign. Such sign shall be limited to a maximum sign area of eighty (80) square feet.



County of Fairfax, Virginia

MEMORANDUM

DATE: May 3, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SE 2013-DR-001
TD Bank – Great Falls

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special exception plat as revised through March 27, 2013. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19 and 20:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

Department of Planning and Zoning

Planning Division

12055 Government Center Parkway, Suite 730

Fairfax, Virginia 22035-5509

Phone 703-324-1380

Fax 703-324-3056

www.fairfaxcounty.gov/dpz/



- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .”

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, on page 7 through 9:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Buildings

Consistent with the Comprehensive Plan green building policy, staff has encouraged the applicant to design and construct the building in a manner to attain LEED certification. While the applicant has not yet agreed to provide any green building measures, staff continues to encourage this approach to the proposed new development.

Water Quality

The applicant is not proposing any onsite detention for water quantity controls and is proposing only a single stormfilter to address water quality with the proposed new development. The majority of the existing site is comprised of impervious surface areas. Staff feels that the proposed new development presents an opportunity to improve water quality and quantity controls. Additional landscaping measures could be designed with new water quality measures such as a rain garden, filterra(s) or an infiltration trench. Any determination regarding the adequacy of these measures to meet stormwater management requirements will be subject to review and approval by staff within the Department of Public Works and Environmental Services (DPWES).

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. Staff from the Department of Public Works and Environmental Services is pursuing the development of a stormwater management ordinance in order to implement this state mandate, and it is anticipated that this ordinance will become effective on the July 1, 2014 deadline. The applicant will be required to comply with these new requirements for any subject development activities for which the applicant has not, prior to July 1, 2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program General Permit for Discharges of Stormwater from Construction Activities. The proposed development will not be grandfathered from the new ordinance as a result of approval of this zoning application. While all details regarding the new stormwater management ordinance are not known at this time, the general water quality control and water quantity control parameters are included in the Virginia Stormwater Management Program Permit Regulations found at VAC50-60-10 et seq. of the Virginia Administrative Code. The applicant should, therefore, be encouraged strongly to design the proposed stormwater

management system consistent with both existing and anticipated stormwater management requirements.

At a minimum, a Phase I Environmental Site Assessment (ESA) should be provided to determine the extent of any possible soil and groundwater contamination from the prior use as a gas station.

Tree Cover

The subject property contains little to no measurable vegetation. While the applicant has provided a plan which provides some landscaping, staff would note that there appear to be additional opportunities to provide landscaping which could enhance the overall site design while also providing an opportunity for additional water quality measures. It should be noted that staff from the Department of Public Works and Environmental Services Urban Forestry Branch may have additional comments which should be incorporated into any possible future revisions.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: April 10, 2013

TO: Mike Lynskey, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Aileen M. Santiago P.E., Senior Engineer III
North Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application #SE 2013-DR-001, TD Bank, National Association, Special Exception Plat dated December 07, 2012, LDS Project # 21868-ZONA-002-1, Tax Map #013-1-01-0005A, Dranesville District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality control is required for this redevelopment (PFM 6-0401.2B). Applicant has proposed satisfying water quality control requirements with the use of a stormfilter unit. The stormfilter unit is proposed to provide a total phosphorus removal of 20.00 %. When construction plan is submitted, the applicant needs to demonstrate with computations that required water quality control requirement for this site is satisfied with proposed stormfilter.

A private maintenance agreement for the stormfilter system will be required prior to final approval of the construction plans.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There is a drainage complaint on file downstream on the southwest side of the subject development at 9903 Georgetown Pike described as "standing stormwater" (bad smell on the storm drainage swale). The applicant needs to verify possible downstream drainage inadequacies as part of the stormwater outfall analysis per PFM § 06-0203 in the final engineering plan submission(s). More information on existing drainage complaints may be available from the Maintenance & Stormwater Management Division (703-877-2800).



Mike Lynskey, Staff Coordinator
Special Exception Application #SE 2013-DR-001
April 10, 2013
Page 2 of 2

Stormwater Detention

The stormwater detention requirement can be met if no new impervious areas are proposed and the site's outfall is shown to be adequate. Stormwater detention will be required if the outfall is demonstrated to be inadequate.

Site Outfall

An outfall narrative has been provided. Adequate outfall needs to be demonstrated per PFM § 06-0203 in the final engineering plan submission(s).

Please contact me at 703-324-1720 if you require additional information.

AS/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Greg McLaughlin, Senior Engineer III, North Branch, SDID, DPWES



County of Fairfax, Virginia

MEMORANDUM

DATE: May 17, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Angela Kadar Rodeheaver, Chief *MAD for AKR*
Site Analysis Section, Department of Transportation

FILE: SE 2013-DR-001

SUBJECT: SE 2013-DR-001: TD Bank, National Association
Tax Map: 13-1 ((1)) 5A
9901 Georgetown Pike, Great Falls VA

This department has reviewed the subject application including the Special Exception Plat dated December 5, 2012, as revised though April 24, 2013 and offer the following comments at this time:

- For information purposes regarding the county's spot improvement project on Walker Road, the applicant should add the project's formal name and number on the plan sheet in case other reviewing agencies need to cross-reference this proposal and that improvement project at site plan: "*Roadway, sidewalk and striping per Fairfax County DOT Road Diet Project on Walker Road (# RSPI01-00300)*"
- FCDOT prefers the proposed sidewalk along the Georgetown Pike be installed parallel to the curb and gutter. We strongly encourage the applicant to continue to work with the community to consider this a possible tree replacement opportunity. If the existing tree was removed in the future, the current sidewalk design would be an illogical pedestrian pathway. If the tree were removed now, the sidewalk would be installed in its proper location, one or more trees could be replanted in its place and the community would have a larger planting amenity area at the corner of this intersection.
- The proposed landscaping area crosses over the proposed sidewalk leading to the bank parking lot. This detail should be revised.

AKR/EAI



County of Fairfax, Virginia

MEMORANDUM

DATE: May 9, 2013

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Branch, DPZ

FROM: Craig Herwig, Urban Forester III *CSH*
Forest Conservation Branch, DPWES

SUBJECT: Td Bank-9901 Georgetown Pike. SE 2013-DR-00

General Comment: Comments and recommendations of the previously submitted Special Exception Application and Plat were submitted to you in my memo dated April 10, 2013. With the exception of the proposed Tree Preservation Development Conditions, including the Demolition of Existing Structures and Features Development Condition identified in comment and recommendation 1, the Urban Forest Management Division has no further comments or recommendations regarding this Special Exception Application.

Please feel free to contact me at 703-324-1770 if you have any questions or concerns.

CSH/

UFMDID #: 178461

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: April 10, 2013

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Branch, DPZ

FROM: Craig Herwig, Urban Forester III *CH*
Forest Conservation Branch, DPWES

SUBJECT: Td Bank-9901 Georgetown Pike SE 2013-DR-001

RE: Request for assistance dated March 29, 2013

This review is based on the Special Exception Application stamped "Received, Department of Planning and Zoning, December 7, 2012" and the amended Plat stamped "Received, Department of Planning and Zoning, March 28, 2013."

General Comment: Comments and recommendations of the previously submitted Special Exception Application and Plat were submitted to you in my memo dated February 27, 2013. The following comments and recommendations are provided as a result of revised SE plat.

1. **Comments:** The limits of clearing and grading appear to have expanded within the critical root zone of off-site (within VDOT right-of-way) tree #20 to accommodate the installation of a proposed sidewalk.

Recommendation: The location of the proposed sidewalk within the critical root zone of tree #20 located with the VDOT right-of-way should be adjusted outside the critical root zone of this tree. In addition, the following development condition is recommended to further protect tree # 20 from construction activities: Demolition of Existing Structures and Features. "A demolition narrative shall be prepared by the project arborist detailing the methods of demolition of all existing features and structures, identifying methods to reduce the impact of demolition activities including the removal of existing curb, gutter and asphalt, to on and off-site trees for review and approval by the Urban Forest Management Division.

2. **Comment:** Given the nature of the tree cover on and adjacent to the site and depending on the ultimate development configuration provided, several development conditions will be instrumental in assuring adequate tree preservation and landscaping throughout the development process.

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Recommendation: Recommend the following development conditions to ensure effective tree preservation and landscaping:

Tree Preservation: “The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater within 25 feet within the undisturbed area and 10 feet of the limits of clearing and grading in the disturbed area shown on the SE Plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least



disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted plan. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as per specific proffered conditions and as approved by the UFMD. The Applicant shall retain



the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please feel free to contact me at 703-324-1770 if you have any questions or concerns.

CSH/

UFMDID #: 178461

cc: DPZ File





County of Fairfax, Virginia

DATE: February 12, 2013

TO: Mike Lynskey, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor *KRW*
Technical Review and Information Resources Section
Fairfax County Health Department

SUBJECT: Special Exception Plat Analysis

REFERENCE: Application No. SE 2013-DR-001 (TD Bank, National Association)

After reviewing the application, we have only one comment to be considered. The proposed facility will be served by an onsite sewage disposal system. The Health Department sent a letter to Bohler Engineering in November of 2012 stating conditions for the use of an onsite system for the proposed project.(see attached letter) Those conditions stated in the letter must be addressed prior to the Health Department's approval of any building permit.





County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 27, 2012

Daniel Duke
Bohler Engineering
22636 Davis Drive, Suite 250
Sterling, Virginia 20164

RE: Special Exception Application - TD Bank, 9901 Georgetown Pike, Great Falls, VA
22066; Tax Map: 0131 01 0005A

Dear Mr. Duke:

After reviewing the proposed preliminary application, the Health Department has no problem with the proposed new structure as shown on the plan received November 21, 2012. However the following information will be required prior to final approval of the site plan review.

1. If the existing septic system is going to be used, an inspection and evaluation of the existing septic system components must be performed to determine if any repairs to the system are required.
2. Statement of how the system can be replaced in the future if the existing system malfunctions.
3. Statement of how the existing system will be protected properly during the construction process.
4. If the existing system is not going to be used to serve the new structure, a plan for sewage disposal must be provided to include soil evaluations and design.

If you should have any additional questions please contact me at 703-246-2510.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin R. Wastler", is written over the word "Sincerely,".

Kevin R. Wastler
Environmental Health Supervisor

krw/ds

Fairfax County Health Department

Division of Environmental Health

Onsite Sewage and Water Section

10777 Main Street, Suite 102, Fairfax, VA 22030

Phone: 703-246-2201 TTY: 711 Fax: 703-278-8157

www.fairfaxcounty.gov/hd



GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		